

Property Improvements & Features

The current owners have made extensive improvements throughout the property, including structural, mechanical, cosmetic, and lifestyle enhancements.

Infrastructure & Major Systems

- New natural gas 22 kW whole-house Generac generator (2022)
- New natural gas tankless water heater installed to improve hot water delivery to the upper level and reduce wait time for hot water
- New gas meter (2022)
- Existing 5-ton HVAC/heating system installed for the upper two floors (2023)
- Additional 5-ton HVAC/gas heating system installed (2025) to supplement the existing system and provide additional heating and cooling capacity throughout the home
- Electrical service rerouted from the utility pole to improve lake views from the lower bedroom windows
- Hot tub electrical disconnect professionally permitted and installed (2022)

Structural & Exterior Improvements

- New concrete spa deck with enclosed surround
- Oversized structural piers supporting the garage (an overbuilt feature the seller was particularly proud to point out)
- Cement block pathways installed
- Build-up areas cleaned, treated for termites, and waterproofed
- New insulation and vapor barrier installed beneath the lower king bedroom
- Storage shelving added in the build-up area
- Exterior painted between 2023–2025
- Glass deck railing installed to maximize lake views
- New gutters with gutter guards
- Protective deck coating system applied to the front entry deck and garage apron
- Roof improvements, including new roofing over the upper bedrooms and covered passageway

Kitchen & Utility

- New LG kitchen refrigerator
- New range, cooktop, and microwave
- Pull-out shelving installed throughout the kitchen cabinetry
- Three full-size refrigerators throughout the property
- Additional plumbing installed for multiple ice maker locations
- Three additional exterior hose bibs

Studio / Lower Level

- Luxury vinyl plank flooring

- Custom wet bar with redwood countertop and shelving
- New sink
- Additional refrigerator with dedicated ice maker line
- Flexible living area with queen sleeper sofa

Interior Improvements

- New engineered hardwood flooring in the great room (2025)
- Luxury vinyl plank flooring in the studio and lower king bedroom
- Professionally furnished and decorated (2023–2025)
- New bedroom furniture and mattresses throughout much of the home
- New electric fireplace in the primary suite
- Natural gas fireplace with new log set and remote controls in the great room

Outdoor Living & Entertainment

- Zero-edge glass railing overlooking the lake
- Natural gas fire pit (80,000 BTU)
- Natural gas BBQ connection
- Outdoor lounge furnishings
- Deck heater
- Heated garage converted into a recreation/game room with pool table, ping pong table, and shuffleboard

Smart Home Features

- Ecobee smart thermostat
- Door and window sensors
- Motion sensors
- Glass-break sensors
- Water leak sensor
- Outdoor security cameras
- Smart thermostat integrated with door/window sensors to help reduce HVAC use when doors or windows are left open
- Whole-house Wi-Fi and Spectrum infrastructure
- Multiple smart TVs throughout the home

Seller Exclusions

The home is being offered fully furnished **with the exception of the following items:**

- One paddleboard located on the right side of the garage (seller's personal paddleboard)
- Small portable kitchen appliances (coffee maker, toaster, blender, air fryer, etc.)
- Seller reserves the primary bedroom mattress unless otherwise agreed in writing.
- Seller's personal belongings and items not specifically intended to convey.

All remaining furnishings, décor, game room equipment, televisions, remaining paddleboards, linens, towels, and household items are intended to remain with the property unless otherwise negotiated.

Please let me know if your buyers have any additional questions. I'd be happy to help.

Thank you,

Olga