

## **5 Otter Pond Features and Updates Since Purchase 12/31/2019- Over \$100k in Upgrades**

- \*New Redesigned front Porch with custom wood ceiling and gaslight look lighting.
- \*New front door
- \*New window blinds.
- \*Painted inside and outside.
- \*New custom built cabinets in the Kitchen with new hardware, pull out shelves, organization features, china cabinet with glass front, inside lighting, under cabinet lighting.
- \*New cabinet doors on the cabinets in both living areas.
- \*Custom built-in shelving in the front living area.
- \*All new double paned windows that pull-in for easy cleaning (The only window not replaced was the breakfast room bc they had planned on expanding the home in that area).
- \*Replaced skylights with newer modern skylights.
- \*Roof was inspected at the time the skylights were replace and no deficiencies were found.
- \*New high level carpet with upgraded spill proof plush padding on the second floor and stairs.
- \*New shower with seamless door in the primary bathroom.
- \*Custom frame around the mirror in the primary bathroom.
- \*New mirror in half bathroom.
- \*Updated fixtures and hardware throughout.
- \*New wood fence.
- \*HVAC: New Condenser with a 10 yr warranty.
- \*New smart home thermostat.
- \*Fireplace- Redone with new gas line, new gas log inserts.

- \*Landscaping updated and added riverwalk paths for drainage.
- \*Landscape lighting added.
- \*Sprinkler system updated.
- \*New ring cameras on the front and back doors
- \*Custom built in -Primary Closet