

# 45 wynkoop

## *Designer/contractor grade finishes*

- rustic wide white oak floors – with custom white wash finish and hospitality grade top coat that prevents abrasion
- honed marble countertops – with hospitality grade sealer that prevents staining
- custom millwork cabinetry and bar
- built-in hidden appliances
- spa shower in primary bath
- lower deck is made of Brazilian teak
- all landscaping was redone in 2022 with mature contractor grade plantings, the privacy trees at the pool deck and primary bedroom deck will grown into a hedge within the next 1-2 years with proper grooming

## *House updates*

- HVAC** condenser was replaced in April of 2023, it was upsized from the standard residential size (we like it extra cool!)
- a **whole house humidifier** was added to the mechanical system to prevent dryness that forced air heat can sometimes provide with the cold winters Hudson valley brings
- hot water heater** was replaced in 2022 and upsized to support the added spa features in the primary bath – oversized 2 person freestanding tub and shower with body jets
- all **plumbing** lines were redone and upgraded in size and material (PEX)
- pool heater** was added, it is located on the right side of the house if standing at the pool deck facing the house, propane tanks added to support
- all **lighting and electrical**, outlets and light switches were updated
- smart lighting** controls throughout the house – controlled locally at the switch or by app
- smart access** entry by yale
- surveillance camera's** at front and back of house by Arlo
- smart nest** doorbell and t-stat
- smart irrigation** system

## *Infrastructure*

- Furnace 2016
- Septic located to the left of the pool if standing at kitchen
- Well is located to the left of the parking lot area if facing the living room windows
- Whole house water softener regularly maintained