

HOME AND PROPERTY IMPROVEMENTS for 56 Winter Green Place, Hopewell Junction NY:

- 1.4 acres of maintenance-free white vinyl Post and Rail Fencing complete with welded black wire mesh backing, in backyard, 2016
- Two walkway access gates, two pergolas, one stream-side gate, one double-wide gate, 2016
- Additional Post and Rail fencing to enclose basketball court, 2016
- Swingset: new, premium, professionally-installed cedar swing set with 2 clubhouses, 3 swings, 2 slides, 1 tube slide, monkey bars, rock-climbing wall, and tire swing, 2014
- Playground area: two safety-mulch surfaces installed, made of blue, non-toxic, steel-free rubber, 2014
- New, premium, professionally-installed 16ft Spring-Free trampoline with safety-netting, 2014
- 90ft zip-line with child seat installed onto two trees near woods, 2016
- Security System sensors on all windows and doors, 2014
- Septic site located via septic company, 2015
- Septic last pumped, 2015
- Gutters replaced, 2015
- Updated light fixtures in DR, KIT, and BSMT
- Laundry room cabinets installed, 2015
- Replaced outdoor lighting in circular driveway island, 2014
- Pruned and landscaped grape vines, installed pergola against deck, ensured vertical growth to enjoy organic white table grapes, 2015
- Restored the surround sound speaker system, 2016
- Installed Solar panels, 2016

- Deck gate, 2016
- Natural-gas grill hookup installed on deck, 2015
- Property surveyed, 2014
- In progress: Certificate of Occupancy for As-Built Finished Basement, including summer kitchen, for possible Accessory Apartment, 2017

Included for new owners: a new 65" Samsung HD Smart LED Flatscreen, located on wall above LR fireplace, mounted with Swivel Arm, complete with Sound Bar and Sub Woofer, 2015

Optional items available and negotiable upon request:

- Maytag Bravos XL Washing Machine, 2014
- Maytag Bravos XL Dryer, 2014
- Brunswick Contender Billiards Table, 2015
- Premium Billiards balls and cues, 2015