

Additional Property Information

Please list any upgrades to the property within the last 5 years.

SEE ATTACHED

Please include utility costs for the last 12 months

Water/Sewer: 0

Electricity: \$2067 / year

Fuel (include quantity):

Oil	Propane	1575 GAL \$3800/year
Natural Gas	Kerosene	
Wood	Other	

Historical property expenses are believed to be accurate but not guaranteed. Utility and other property expenses may be significantly higher or lower depending on future owner's usage.

54 Loch Lane
Plattsburgh, NY 12901

UPGRADES TO PROPERTY WITHIN THE LAST 5 YEARS

1. New large garage (concrete pad and structure with attic) and fire rated door added in 2020
2. Whole house renovation in 2020
 - a. Full kitchen and bar area remodel with granite countertops and soft close wood cabinets with luxury pulls
 - b. Full bathroom remodels – 3 bathrooms (2 with roll-in handicap accessible showers)
 - c. New Hardwood flooring installed throughout house (except laundry room which has a different kind of new flooring)
 - d. New appliances (48" gas range, dishwasher, fridge/freezer, Speed Queen commercial grade washer and dryer)
 - e. New UV filtration system for water
 - f. New Charcoal filtration system for water
 - g. New hot water circulation pump
 - h. New Booster pump
 - i. New paint on all walls
 - j. New remodel to primary bedroom
 - k. New Roof
 - l. New HVAC with 4 of 5 bedrooms separately zoned and 2 separate zones for common areas.
 - m. New Plumbing
 - n. New Electrical
 - o. Fully remodeled laundry room
3. New water line from lake and pump system installed 2021
4. Driveway re-sealed 2022
5. All new landscaping 2021
6. All bushes cleared from lakefront to open up view 2021
7. New blinds installed on all windows 2021
8. Chimney inspected and cleaned 2021