

128 Pedrick Road

Property Improvements

2020-2021

- The home was stripped and added a new foundation, insulation, mechanicals, electric, windows, and doors.
- Added a flagstone patio, stone steps, a three-season porch, and two-sided gas fireplace.
- Approximately 150 feet of direct lake frontage. HRRD permit fee: \$110 annually.
- New HVAC unit is serviced annually by Mohawk Heating and Cooling.
- All kitchen appliances are new Dacor appliances.
- Samsung side-by-side refrigerator with in-door ice and water dispenser.
- New 80 gallon hot water heater.
- Custom seamless gutters installed and color-matched to the home.
- New Hot Spring® Grandee 7-person hot tub with saltwater system.
- New submersible well pump and water line.
- Heated parking area and sidewalk for winter convenience.
- Roof heat tape system installed to help prevent ice dams.
- Custom walk-in wood-lined closet located in the basement
- New docks
- Shared driveway easement provides access to the property entrance.
- Annual property taxes \$6,933.96, including weekly garbage collection.
- Utility costs approximately \$500 per month, including operation of the hot tub maintained at 104-105°F.
- Restoration Hardware Adirondack chandelier with electric winch for easy lowering and maintenance.



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