

**5328 LIGHTHOUSE BAY DRIVE**  
**TOWN OF WESTPORT**

**UPDATES**

- LHB REMODEL beginning June of 2017
- Mechanicals, including gas furnace, water heater, water softener, and gas fireplace, approximately August 2017
- New gas pipe was run from street to house, and then to furnace, water heater, stove, and fireplace. Prior to remodeling, everything was electric
- Gas and electric bills were \$400 to 500/month. Now the entire bill from MG&E averages \$110/month
- Amana Furnace with 96% High efficiency motor and expanded 4-inch air filter
- Hot water heater, 50-gallon gas
- Fireplace (Mendota) with remote control and many gas and lighting levels was \$7200
- Variable light levels can be on without FP on. Nice backlighting so not looking at black space
- New AC November of 2021
- New roof and siding 2023

**ELECTRICAL**

- All new light fixtures including trac lighting in the living room and under the skylight. All lighting has dimmer features
- Loft bathroom: replaced trac lighting with chandelier that reflects light off the tile for ambience
- Fans with remote control in living room and primary bedroom replaced with direct current, making it 66% more efficient, whisper quiet
- New fan/light in guest bedroom

**LIVING & DINING AREA IMPROVEMENTS**

- Fireplace: replaced wood burning fireplace with gas burning Mendota fireplace with remote control
- Retiled the wall by fireplace after removing a very large blue Formica cabinet to TV
- Replaced with drop down bar
- Installed power above fireplace
- Sunroom eliminated, converted to dining room. Removed glassed walls and original tile in sunroom. Extended the wood flooring into new dining area
- First floor refinished original and new wood flooring in matte finish
- Removed floor-to-ceiling grass cloth, retextured all walls
- Most windows glass was replaced by Martin Glass in 2020. You can see manufacture dates in bottom between glass panes
- Long warranty on seals and Martin Glass said frames are in great shape
- Trim painted
- Skylights: replaced original with (Velux) skylight which has rain sensing, solar power remote control to open screened skylight

- New wood trim and casing throughout house, including windows
- New painting throughout house

### PLUMBING

- Primary has bidet but can be converted back to original
- Comfort height toilets in master and powder room
- Garbage disposal with power button recessed in counter
- Dishwasher has venting under sink so does not have vent knob on counter surface
- Kitchen appliances are GE Profile
- Dishwasher is whisper quiet
- Gas range and oven
- Glass range hood vented to outside thru roof, very quiet
- Kitchen cabinets: efficient storage with two lazy Susan's
- Full extension, self-closing drawers
- Microwave hidden in tall cabinet
- All cabinets on microwave wall are full extension pull out shelves
- Kitchen sink is granite composite brand Blanco, soap dispenser and garbage disposal button recessed
- Granite counter tops
- Kitchen lighting: under cabinet and power strip combo under all cabinets, eliminating outlets in backsplash
- Travertine tile backsplash
- Kitchen pendants over peninsula
- Recessed lighting kitchen, powder room and hallway

### FLOORING

- Carpeting and LVT from Nonn's
- Extended and refinished wood floor into original sunroom
- LVT with cork in lower level, including both bathrooms, loft and first floor that is not wood. The cork is warm, softer, and quiet
- Master bath shower and flooring replaced. Hand honed marble on shower threshold and 2 x 2 tiles in shower
- Carpet on stairwells

### FRONT ENTRANCE

- Mirrored entryway doors. Lights up entrance and love to see the outside when looking towards mirrors
- Storage
- Hanging shelf in garage
- 2 stainless steel coaster shelving units under lower-level stairwell. Can pull out and easily get to storage behind
- Stainless coaster shelving in pantry

### ADDITIONAL FEATURES

- Black out blinds in both bedrooms and loft. There is another (uninstalled) blind to be left behind for stairwell
- Removed door from 2nd closet in primary bedroom (located in attic)
- Faux finished shelving in same closet and storage baskets
- Murphy bed in loft included
- Dock slip is 6th down on left (#15)
- Sale includes the dock locker

OPTIONAL SALE ITEMS

- Lift, canopy, and possibly boat and trailer for sale.
- Per seller, original prices: Lift was \$10,000 plus \$2,000 to install. Boat was about \$43,000. It is a big lift for 25 ft pontoon
- Currently the seller occupies a rack and believes some to be empty

\*All information provided by seller

UTILITIES

MG&E: Electric and Gas

ELECTRIC	High: \$163	Low: \$39	Average: \$82
GAS	High: \$82	Low: \$21	Average: \$37

This piece of furniture opens up for a full bar and can be included:

