



5420 Lynch Lane • Baldwin, MD 21013

UPDATES AND IMPROVEMENTS - 2024-2026

Systems

- **GIF Timberline 30 Year Architectural Shingle Roof / plywood / decking**
- **Spray Foam Insulation Roof/Ceiling and Whole House**
- **Gutters and Downspouts**
- **Owned 1000 Gallon Propane Tank**
- **Second Well @ 625ft with 8gpm yield**
- **400 Gallon Water Holding Tank with pressure system and infrared bacteria purification**
- **Hot Water Heaters – 3**
 - Electric dedicated to Kitchen**
 - Electric 50 gal**
 - Tankless Propane**
- **All New Plumbing**
- **New Propane Rheem HVAC – 3 2024**
 - 3 Ton MPS CSD Coil R410A 12 CAB**
 - 3 Ton R410A 14.3 Seer 2 A/C**
 - 2.5 Ton R410A 14.3 Seer 2 A/C**
- **Garage Door and System with MyQ**
- **Exterior 9-Camera Video Surveillance System**
- **Eufy Front Door Camera / Remote Access Lock**
- **New Front doors**
- **Exterior Lighting and Stone Posts**
- **Lower-Level Ceiling Soundproofing Insulation and Rubber Membrane Between Main/Lower**
- **Lower-Level Bedrooms, Storage, Office - Wall Soundproofing Materials and Rubber Membrane**

Interior

- **Flooring throughout Main and Lower Level**
- **All Recessed Lighting Added Main and Lower Level**
- **All Hanging Light Fixtures and Ceiling Fans in All Bedrooms**
- **All New electrical Outlets and Switches Main and Lower Level**
- **All New Solid Wood 5-Panel Shaker Style Interior Doors and Hardware**

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- **Complete Kitchen Remodel: Vaulting Ceiling, 2 Sinks, 2 Propane Gas Ranges, 2 Dishwashers, 2 Refrigerator/Freezer, Microwave, Instant Hot Water, Cabinets Counters, Lighting.**
- **New Electrical in Kitchen and New Electric Panel dedicated to Kitchen**
- **Dining Room Ceiling Raised**
- **Living Room Built-In Book Shelves**
- **Fireplace Doors Family and Living Rooms**
- **Main Level Dryer**
- **Built-In Closet Main Floor Bedroom #3**
- **Primary Bedroom / Bath: New Closet System, Fully Renovated Bath, Infrared Sauna, Deck**
- **Main and Lower Level Complete Remodel of Full Baths and Half Baths to include all New Electrical and Plumbing. Heat / Exhaust Fans / Lighting**
- **Lower Level Kitchen – Electric Range, Dishwasher, French Door Refrigerator/Freezer**
- **Lower Level Washer and Dryer**

OUTDOOR AMENITIES - 2025

- **20Ft x 50Ft Concrete Saltwater Pool with Auto Cover. Slide**
- **Aiper Cleaning Robot & Solar Power Aiper Skimmer Robot**
- **Privacy Fencing**
- **6 Person Bueno Spa with Easy-Lift Cover, Smartphone Option/Wifi**
- **5000+ Square Feet of Hardscape**
- **Retaining Walls**
- **Outdoor Fire Pit**
- **Outdoor Kitchen with Granite/ Stone – Propane Blaze Premium LTE 40" 5 Burner Grill**
- **Gorilla Playground with 4000 sf ft of Rubber Mulch**
- **Outdoor Gazebo with LED Lighting Basketball Court / 2 Megaslam 72 Blacktop**

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