

# 4544 Hollyshire Way, Clay, N.Y.

## Premium Outdoor & Landscaping Features

- **Expanded Driveway & Walkways:** Heavy-duty base (33' x 76') finished with a top coat and custom mailbox area.
- **Premium Masonry:** Gorgeous paver sidewalk, front porch, and steps.
- **Professional Yard Development:** Complete topsoil grading, hydroseeding, and an advanced drainage system featuring buried rain spouts and pop-up emitters.
- **Curated Greenery:** 16 beautiful Blue Juniper trees, custom flower beds, and a side yard apple tree.
- **Lawn Care Plan:** Established health treatment including professional aeration, reseeding, fertilizing, and grub control.
- **Exterior Additions:** Heavy-duty flagpole, new mailbox, and a convenient extra outside faucet on the front corner.

## Interior & Mechanical Infrastructure

- **Whole-Home Power Security:** High-capacity 22K Generac whole-house generator supported by an owned, safely buried 1,000-gallon propane tank.
- **Advanced Water Protection:** Primary system backed up by a water-powered sump pump with an audible operating alarm.
- **Custom Window Treatments:** 16 premium cellular top-down/bottom-up shades, an 8' sliding door slat shade in the dining room, and 3 roller shades on the screened porch.
- **Upgraded Kitchen & Pantry:** Elegant split-basin sink upgrade and custom non-wire solid pantry shelving.
- **Bath & Laundry Enhancements:** Master shower features a freestanding style door upgrade and an extra safety grab bar. Laundry room features two added 30" x 30" white wall cabinets matching the sink vanity.
- **Safety Upgrades:** Integrated master bedroom strobe light and an additional hardwired fire alarm in the cloakroom.
- **Design Details:** Upgraded dining room chandelier, custom-fitted bench pad for the cloakroom, and professionally hung drapery rods in the master bedroom.

## Technology & Appliance Package

- **Premium Appliances:** New G.E. refrigerator alongside a new G.E. washer and dryer set, along with microwave, dishwasher, and gas (propane) range
- **Smart Security:** Dedicated wiring and labor completed for a modern doorbell camera.
- **Home Connectivity:** Professional "Installations Unlimited" media integration for seamless TV, landline, and computer hookups throughout the home.
- **Bedroom Media Ready:** Secondary independent TV hookup and cable routing explicitly installed for the master bedroom.
- **Living Room Entertainment:** Includes a Roku TV.