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# Infrastructure, Plumbing & Electrical Upgrades

**43 Ontio Road, Tuxedo Park, NY**

The renovation included extensive mechanical, electrical, plumbing, and exterior improvements to the residence and pool house. The following summarizes the upgrades by system.

## HVAC & Climate Control

- Installed new air handlers throughout the property.
- Installed a new air-conditioning condenser and dedicated air handler for the third floor. Note: First- and second-floor compressors are due for an upgrade.
- Installed new boilers and hot water tanks.

## Power & Backup Systems

- Installed a whole-house backup generator.
- Added a new electrical subpanel with a dedicated circuit breaker for the primary bedroom suite.

## Electrical & Lighting

- Installed overhead ceiling lighting and new wiring, adding overhead lighting to the main and second floors where none previously existed.
- Installed new wiring throughout the home and in-ceiling speakers.
- Completely updated kitchen electrical wiring and fixtures.

## Plumbing & Bathrooms

- Re-plumbed all bathrooms with new plumbing lines; one original water line remains in use.

- Installed new sinks, toilets, marble, and fixtures in first- and second-floor bathrooms. Bathroom layouts generally remained unchanged, except for the primary bathroom.

- Expanded the primary bathroom, added structural reinforcement to support a large tub, and repositioned the shower.

- Installed entirely new kitchen plumbing, along with new electrical systems, appliances, and custom cabinetry.

**Roof & Exterior**

- Installed a new roof.

- Installed new copper gutters.

**Pool House Renovation**

- Completely gut-renovated the pool house, redesigning the existing footprint as a self-contained entertaining space.

- Created a fully finished kitchen/bar and entertaining area, new bathroom, dressing room, and outdoor shower.

- Installed new plumbing to serve the kitchen/bar, bathroom, and outdoor shower.

- Installed new electrical wiring and fixtures throughout the pool house.

- Installed new pavers at the pool house and surrounding pool area, along with a gas feed for the barbecue.

**Property Use & Maintenance**

The owners maintain additional residences in Manhattan, Long Island, and Massachusetts and have traveled extensively. As a result, 43 Ontio Road was primarily used for occasional summer stays and select weekends and gatherings throughout the year, generally fewer than 30 days annually, with the exception of the COVID period. The property has never been rented and has been professionally maintained. According to the owner, this limited occupancy has contributed to relatively light wear on the home's plumbing, appliances, and mechanical systems.