

2204 West Lake of the Isles Parkway | Updates & Features

All improvements and enhancements have been completed during the current ownership, reflecting a consistent commitment to quality, care, and thoughtful investment throughout the home.

Thoughtfully Designed Interior Enhancements

- Custom California Closets redesign in the spacious primary bedroom
 - Luxurious primary bathroom renovation featuring:
 - Installation of Whirlpool tub
 - Updated shower fixtures
 - Elegant chandelier
 - Added privacy wall between tub and toilet
 - Custom-built wine cellar crafted from previously unfinished space
 - Enhanced mudroom with added pantry storage and organization
 - Added three pendulum lights in basement, ideal for recreation and entertaining
 - New living room bay window (2020), bringing in natural light
 - New basement carpeting (2023) for added comfort and style
 - All window treatments installed
 - New light fixtures installed throughout most of the main level & second level (2026)
 - Hardwood floors refinished on the main level, staircase to the second level, and entire second level (2026)
 - New quartz countertops installed in the kitchen (2026)
 - Freshly painted interior (2026)
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Modern Mechanical Systems & Comfort Upgrades

- Dual washer and dryer installed for convenience
 - New boiler system (2015) and installed 11' of "fin clamp" in living room and sunroom
 - Replaced and enhanced ductwork to create Zoned HVAC system with 3 separate climate zones
 - Two new water heaters installed (2019)
 - New high-efficiency furnace and central A/C system (2023)
 - Additional high-velocity air conditioning system (2023) for enhanced cooling
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Energy Efficiency Improvements

- Attic crawl space insulated (2014)
- Foam insulation added to crawl space under sunroom (2017)
- Installed outlet in garage for an EV charger

Exceptional Outdoor Living & Landscaping

- Screened porch transformed into a 3-season retreat with new installation of:
 - EZScreen windows
 - In-floor heating
 - Slate flooring
- Extensive landscaping and hardscaping (2015):
 - Graded front yard with new hardscaping and steps up from street with handrails
 - New backyard patio with updated stone and membrane and wider openings to yard.
 - Hardscaping at lower level
 - Custom log wall
 - Curated plantings
 - Front and rear exterior lighting
- Backyard highlights include:
 - Added tranquil basalt fountain water features
 - Installed wrought iron fence
- Outdoor entertaining upgrades:
 - Replaced outdoor roof deck wood and membrane underneath
 - Installed new gas line for BBQ and a covered, lighted overhang/roof for protection from the weather
 - Fire table (currently not operable) with underground gas line
 - Freshly painted exterior (2026)

Functional Storage & Utility Additions

- Utility sink added in furnace room
- Expanded garage shelving for organized storage
- Additional mudroom shelving and built-in storage solutions

Major Structural Update

- Complete new roof (2019)