

## **2200 Willowick Unit 4E\***

### **Unit 4E**

- 1,450 SqFt unit
- 2 Bedrooms & 2 Baths
- 7 Ft deep balcony overlooking the pool area

### **Updates**

- Renovated the unit to have a London / modern/ European style and feel - used bright and light whites and gray paint
- Installed island, quartz countertops (matte quartz for counters by sink/around kitchen)
- Added a wine cooler in the kitchen (2-zoned soft drawers wine cooler)
- All new hardware in the kitchen with new wood fronts and added more cabinets
- Installed a new pantry
- Cabinet/stand under TV is a custom piece (imported from Cantoni Italy) and was made for this specific space
  - Bottom right section of the cabinet is for remotes, cable box, etc.
- Added all canned LED lights- can be dimmed
- Installed new floors throughout
- Air conditioner (2018)- installed in the room right off the front door (the owner uses this space as his flex room)
- Flex room is soundproof, acoustic (has sheetrock)- double  $\frac{5}{8}$ " drywall
- Sliding custom door installed for the Flex room
- All new door knobs/hardware throughout
- Small storage unit in basement (unit 55)
- 1st bedroom has a large closet and a window that can open to the balcony
- Added shelving in the hallway closet across from the 1st bedroom
- 1st bathroom- original wood cabinets, updated with white paint, (1963) original marble wall and countertops, added glass for the shower, new toilet
- Converted the primary bedroom to ADA accessible by opening all doorways and adding a pocket door
- Double blinds in primary bedroom- one for light and one for dark
- Primary bathroom fully redone- new cabinetry, quartz countertops, tile, mirrors
- Added all built-ins in primary bedroom closet to maximize storage space
- Added an extra-thick barrier under the flooring

### **Amenities Included/ HOA Information**

- Maintenance fee includes:

- All utilities included- water, electric, change A/C filters twice a year, quarterly spray for pests, pool maintenance, and basic cable
- Around-the-clock Security
- Concierge service
- Swimming pool and outdoor kitchen with gas fireplace
- Spa and Fitness room
- Covered garage/no flooding
- 2 parking spaces + storage in basement (#55)
- The parking spaces are side by side in the garage on the 1st floor, not in the basement
- 3 guest suites in the building available for overnight guests (small additional charge)
- The party room and card/bridge room can be reserved (the party room is going to be renovated soon)
- Complimentary grocery delivery to your unit
- Electric vehicle car chargers

## **Disclosures**

- From June 1, 2021 - July 1, 2021 (had to move out for 30 days) because the unit above them leaked and water came into 4E flex room and kitchen
  - Pinnacle came out for remediation
  - After the leak, the sellers repaired the ceiling in the flex room and kitchen
  - The above resident confirmed that all pipes have been replaced in their unit

**\*All information per seller**