

## Property Features & Upgrades - 205 Angostura Circle, Watertown SD

### Mechanical & Comfort

- New tankless water heater installed in 2026
- Dual-zone central air conditioning
- Whole-home humidifier

### Garage & Exterior Features

- Oversized 1,172 sq. ft. finished three-stall garage
- Extra-deep garage design for additional storage and larger vehicles
- 10-foot-wide garage doors (compared to standard 9-foot doors)
- Floor drains in the garage
- Hot and cold water hookups outside (two exterior locations and one in the garage)
- Natural gas hookup for an outdoor grill
- Electrical service installed and ready for a future hot tub
- Backyard opens directly to the Dakota Commons walking trails
- Underground Sprinkler System
- 500 sq. ft. wrap around deck

### Interior Highlights

- 36-inch-wide solid Knotty Alder interior doors (wider than the standard 32-inch doors for improved accessibility)
- 9-foot ceilings throughout the main level
- Vaulted ceiling in the living room
- Natural gas fireplace
- Tiled walk-in showers on main and lower level
- Laundry on main and lower level