

## QUICK LOOK:

4 bedrooms/3.5 bathrooms  
2 Car Garage  
4200 sqft. (total) Open Floor Plan  
Sunroom Addition  
900 sqft. Finished Basement

4th Floor Loft w/ Skylights  
Main Level Office  
1/3 acre lot on cul-de-sac  
93% efficiency HVAC  
Deck, patio, shed & fully fenced

### FAMILY ROOM with open floor plan

- Neutral wall-to-wall w/ upgraded pad
- AV wallplate w/ ethernet, cable, phone, and front door security camera
- 16 speaker wall-plate tied to multiple main level rooms & deck
- Majestic gas fireplace w/ recessed light
- Additional second pone jack
- Surround sound wired
- Hunter programmable thermostat & fan
- Coat closet, half bath, & 2 story foyer
- Fresh paint throughout

### LAUNDRY ROOM

- Large additional storage closet
- Utility tub
- Upgraded white Kenmore washer/dryer????

### OFFICE

- Heavy duty wood laminate flooring
- 2 AV plates w/cable, phone, ethernet, speaker
- Elegant & trayed ceiling
- Wall down-lights to display wall art

### EXTERIOR

- 20x14 Trek composite deck w/ BBQ bump-out
- 19x14 brick landscaped patio off of deck
- 4 electrical outlets
- Partially wooded; fully 4 ft fenced w/ 2 gates
- Raised vegetable garden
- Railroad tied gardens surround house & deck
- Flowering trees & evergreens
- Double-door 10x12 shed matches house decor
- Freshly painted house trim on front porch
- Lantern lights newly installed highlite garage
- Security camera at front door

### SECOND FLOOR

- x master bedroom w/ 2 huge walk-in closets  
Speaker, ethernet, cable & phone wallplate  
Access to attic via closet for more storage
- Large master bath with separate tub & shower
- 2 access conduits to AV panel in basement
  - x 2nd bedroom w/ walk-in closet, cable-ready
  - x 3rd bedroom and closet, cable-ready
  - x 4th bedroom and closet, cable-ready
- Full bathroom w/ 2 sinks; hallway linen closet

### KITCHEN with open floor plan

- Neutral vinyl flooring
- Whirlpool 18.2 cubic ft refrigerator, black
- Whirlpool 465 Self Cleaning Oven, black
- Whirlpool Energy Star dishwasher, black
- Whirlpool oven exhaust fan, black
- Double sink with disposal and spray
- Under cabinet down-lighting with dimmers
- 42" cabinets and drawers (40)
- Walk-in food pantry
- Speaker hookup
- Island with extra storage
- Lazy Susan
- Phone jack

### SUNROOM

- Bright and open bump-out to backyard
- 2 speaker hookup; volume control to deck
- Ceiling fan
- Screened Slider to deck

### OFFICE

- Heavy duty wood laminate flooring
- 2 AV plates w/ cable, phone, ethernet &
- Elegant & trayed ceiling
- Down-lights to display wall art

### BASEMENT

- 900 sqft. finished recroom, 525 sqft. workroom
- 2 years new, fully insulated & paneled
- Florescent & recessed lights to vary mood
- Wired for dual surround sound; 2 AV plates
- 2 ethernet ports, 3 phone jacks
- Full bathroom w/ tub and shower for guests
- Heavy duty berber padded carpet
- Concealed storage areas
- Workroom bump-out with utility tub & electrical
- Carrier HVAC, upgraded 93% efficiency unit
- Rheem 50 gallon gas hot water heater
- Whole-House AudioVisual Distribution Panel  
Multiple cable, phone & ethernet
- Ready for pool-table, ping-pong & bunko parties!

### LOFT

- 3 skylights make this upgrade bright & airy!
- Ethernet, cable & phone wallplate
- 2 closets w/ access to separate Carrier HVAC