

Additional Information for 2901 Quinn Oaks Way

Entrance/Foyer

Engineered HW flooring (wide plank)
Neutral paint
Painted shiplap tray ceiling
Iron light fixture (dimmer)
French doors to Den/Office
Opening to Master Suite
Carpeted stairs to upper level

Den/Office

Engineered HW flooring (wide plank)
Neutral paint/painted trim
Recessed lighting (dimmers)
Large window to front (north) w/blind

Master Bedroom/Suite

4x7 alcove outside master suite has
guest coat closet, pendant light fixture

Neutral carpet
Neutral paint
Ceiling with wood beams/light fixture
(dimmers)
2 windows (blinds) facing west
3 windows (blinds) facing south
Pocket door to Master Bath

Master Bath

Neutral tile-like grouted luxury laminate
flooring
Neutral paint
Dual vanities with neutral quartz tops
Custom stained cabinetry/linen storage
Framed mirrors, sconce lighting
(dimmers) above vanities
Pocket door to Water Closet
Water closet has window w/blind facing
west, and sconce lighting
Walk-in shower w/glass door/recessed
lightning
Panasonic fan

Master Bath (con't)

Door to divided walk-in master closet
Closet has 2 north facing windows
w/blinds, 2 ceiling light fixtures, neutral
carpet, custom shelving and mirror

Family Room

Open concept with Dinette/Kitchen
12 foot ceiling
Engineered HW flooring (wide plank)
Neutral paint
Wood/metal ceiling fan
Reclaimed/stained beams
Recessed lighting (dimmers)
Floor to ceiling neutral brick gas FP w/
raised limestone hearth /reclaimed
wood mantel
Carpeted open stairway to LL w/ ceiling
light fixture on small landing
Large wall of windows (south) with
custom neutral draperies/natural fiber
blinds
Additional window overlooking patio

Kitchen/Dinette

Engineered HW flooring (wide plank)
Neutral paint
Reclaimed wood trim opening between
kitchen and back hall and Kitchen and
Family Room
Custom painted cabinetry
Recessed lighting (dimmers)
Neutral horizontal tile backsplash
2 windows (south) with natural fiber
blind
Open to Family
Double stainless sink with pullout
sprayer, garbage disposal and water
filtration system

Island:

6' by 3'6"

Neutral quartz top

Pendant fixture (dimmer)

Custom painted cabinetry

Pullout garbage/recycling

Seating for 2-3

Electric outlets

Appliances:

Bosch stainless French door refrigerator
w/freezer on bottom

Bosch stainless 5 burner gas
cooktop/oven

Bosch stainless hood/vent

Bosch stainless dishwasher

Dinette area:

Custom light fixture (dimmer) over
dining table

Sliding Pella patio doors to back (south)

Neutral fabric draperies

Half Bath

Engineered HW flooring (wide plank)

Neutral paint

Vanity with granite top/painted custom
cabinetry

Sconce lighting above mirror

Panasonic fan

Right off Laundry/back hall area

Laundry Room/Mudroom

Neutral tile like grouted luxury laminate
flooring

Neutral paint

Recessed lighting

Custom cabinetry/storage

Painted bench/locker area with
hooks/storage above

Utility sink/neutral quartz countertop

Hanging rack

Laundry Room/Mudroom (con't)

Whirlpool Duet Washer and dryer
(electric) w/storage drawers below

Pantry: 5x5

Walk in

Engineered HW flooring (wide plank)

Neutral paint

Overhead lighting

Custom shelving

Upper Level

Upstairs Hallway

6x12

Recessed lighting (dimmers)

Neutral carpet

Bedroom 2

Neutral carpet

Neutral paint

Large window facing north w/blind

Ceiling light fixture (dimmer)

Large walk-in custom closet w/ceiling
light

Bedroom 3

Neutral carpet

Neutral paint

Large window facing south w/blind

Ceiling light fixture (dimmer)

Extra deep/Large (13x5) walk-in custom
closet w/ceiling light and attic access

Full Bath

Neutral tile-like grouted luxury laminate
flooring

Neutral paint

Dual vanities w/neutral granite tops

Neutral tile-like grouted luxury laminate
flooring

Full Bath (con't)

Custom painted cabinetry/floor to ceiling linen storage
Framed mirrors above each vanity with sconce lighting above
Upper window (east)
Pocket door to Water Closet/Shower/Tub Area
Recessed lighting
Panasonic fan

Lower Level

Mechanicals/Miscellaneous

Martin Security system
Sump pump
AO smith gas water heater
Carrier Heating/Cooling
2 Windows w/blinds facing west and 1 south
Sprinkler system

MISCELLANEOUS

Gryboski Custom builders
Pella windows
Painted 2 panel doors throughout

Garage

Door from Back Hall
Keyless entry
3 stalls (Lift master)
Extra space/depth for additional storage
Overhead lighting
Attic access
Door to front walkway

Outdoor features

Brick /vinyl exterior
10x22 Front porch has recessed lighting
14x14 cement patio
At the end of a road/privacy!

EXCLUSIONS TO SALE (IF PURCHASED FULLY FURNISHED)

Remington bronze statue in Den
Art
Personal belongings/photos