

Additional Information for 3266 West Point Road

Entrance/Foyer

- Wood front door
- 2 windows/3 upper windows
- New light fixture 2017
- Hardwood Flooring
- Neutral paint
- Opens to Office (double French sliding pocket door) and Family
- Carpeted 1/2 turn stairs stairways to Upper level/ safety lighting
- Guest closet

Den/Office

- Carpet (new 2017)
- Neutral paint (2017)
- Stained paneled wainscoting
- French double pocket doors from Foyer
- Stained wood doors/ trim/ stained crown molding
- Ceiling light fixture (new 2017)
- Set of 3 windows facing south (front)/bump out/bay with inset blinds
- Wall mounted corner TV included

Family Room

- Open to Kitchen Area /Foyer
- Neutral carpet (new 2017)
- Neutral paint
- Recessed lighting
- Vaulted ceiling
- Ceiling fan
- Built in ceiling speakers
- 3 large floor to ceiling windows with inset blinds
- 2 sets of windows flanking fireplace (west) w/blinds

Family Room (con't)

- Set of 4 large windows facing back
- Gas FP w/ tile surround
- Stained wood mantle
- TV above mantle included

Half Bath

- Neutral tile flooring
- Neutral paint
- Kohler white pedestal sink
- Kohler toilet
- Oval beveled mirror
- Sconce lighting (2) on sides of sink
- Painted trim
- Built in medicine storage chest above toilet

Master Bedroom

- Neutral paint (2017)
- Neutral carpet/Hardwood surround floor
- Stained trim
- Tray ceiling with stained crown molding and accent lighting in
- Ceiling fan/light fixture
- Built in ceiling speakers
- 2 large windows with inset blinds facing back and 2 facing side
- Wall mounted Sharp TV included
- Glass door with inset blinds to back deck
- Pocket Door to Master Bath/ closet

Master Bath

- Neutral tile flooring
- Neutral paint (2017)
- Painted trim and cabinetry (large linen cabinet)
- KOHLER Double vanities (separated) with neutral laminate tops
- Large beveled mirror above each vanity
- Sconce lighting on each mirror
- 2 windows (painted trim) with inset blinds facing side
- Walk in shower with glass door
- Light above shower
- Lasco oval Jacuzzi tub w/ tile surround
- Sconce lighting on wall above tub (2)
- Built in ceiling speakers
- Separate water closet with pocket door/ Kohler toilet

Master closet

- 10x 12 divided
- Neutral carpet
- Neutral paint (2017)
- Open to bath
- Painted built ins
- Cabinet front pull down ironing board
- Custom drawers/cabinets
- 2 flush mount ceiling lights

Kitchen

- Neutral tile flooring
- Neutral paint (2017)
- Recessed lighting
- Under cabinet lighting
- Built in ceiling speakers
- Granite countertops
- Stained cabinetry
- Utility closet
- Custom corner rotating garbage/recycling cabinet
- Double black porcelain sink with silver gooseneck faucet, soap dispenser pullout sprayer and separate hot water faucet
- 2 windows overlooking backyard
- Glass Door to Back Deck (inset blinds)
- Open with Dining Area
- Walk in pantry

Island area

- Double tier/granite top
- Thermador 5 burner gas/ electric Cooktop (combo)
- Electric outlets
- Stained cabinetry/storage
- Seating for 4

Appliances:

- Bosch black front dishwasher
- Thermador black front double ovens
- Jenn Air stainless oversized side by side refrigerator/ freezer
- *See island for other appliances*

Dining area

- Open to Family/Kitchen
- Neutral tile flooring
- Neutral paint (2017)
- New light fixture over dinette (2017)
- Built in ceiling speakers
- Almost all windows (windows have inset blinds)

Laundry Room/Mud

- Neutral paint
- Neutral tile flooring
- Overhead lighting
- Stained cabinetry/abundant storage
- 2 lockers
- Utility sink/hanging rack above
- Folding counter with washer and dryer below
- Whirlpool Duet white Washer and Dryer (included)
- Broom closet/Laundry chute
- Off of Back Hall

Back Hall

- Door to Garage
- Door to Lower Level
- Door to Master Suite
- Opens to Kitchen
- Pocket door to Office

Upper Level

Upper Landing/Hallway

- Neutral carpet
- Neutral paint
- Recessed lighting
- Stained/railing overlooking 2-story Foyer below

Bedroom 2

- Neutral paint
- Neutral carpet
- Stained trim
- Ceiling fan/light fixture
- 2 windows w/roller shades facing side and back
- Large walk-in custom closet (pocket door)

Bedroom 3

- Neutral carpet
- Neutral paint
- Stained trim
- Ceiling fan/light fixture
- 2 windows w/roller shades facing back
- Large walk in custom closet (pocket door)

Bedroom 4

- Painted trim
- Carpet (new 2017)
- Ceiling fan/light fixture
- Bay windows (3) with custom painted window seat with storage/ inset blinds facing front of house
- Large walk in custom closet (pocket door)

Full Bath

- Pocket door from hallway
- Neutral tile flooring
- Neutral paint
- Single sink with neutral top/painted cabinetry below
- Sconce lighting above sink/full mirror
- Under-cabinet floor lighting

Water Closet/Tub/Shower Area

- Large built in linen storage (painted)
- Laundry chute
- Full tub/shower
- Light in shower

Lower Level

- Carpeted stairs going down from Back Hall Area
- Safety lighting on stairs

Family Room

- Neutral paint
- Neutral paint
- Recessed lighting
- Stained trim
- Built in stained/glass front TV cabinetry (TV included)
- Built in ceiling speakers
- Sliding glass doors to all brick patio
- 2 sets of windows facing side yard and set of 3 windows facing back patio (WEST)
- Open with Bar Area/ Kitchenette

BAR Area/Dining/Game Table Area

- Neutral paint
- Neutral tile flooring (floor drain)
- Neutral countertop/stained cabinetry
- 2 tiered counter
- Stainless bar sink
- SUB ZERO under counter cabinet-front refrigerator
- Dinette area has all windows facing back
- Built in ceiling speakers
- Recessed lighting
- Open with Family room/ Overlook to Exercise room

Gaming Room

- Neutral carpet and paint
- Storage area under stairs
- Cable jack
- Pocket door to Mechanicals
- Ceiling lighting

Full Bath

- Neutral tile flooring
- Neutral paint
- Neutral laminate top
- Single sink
- Custom under cabinet lighting
- Full stained framed mirror with sconce lighting above
- Stained cabinetry below sink with large linen cabinet
- Shower

Exercise Room

- 3 windows facing back
- Recessed lighting
- Built in ceiling speakers
- Stained trim
- Neutral carpet and paint
- Open with Bar Area
- Door to Mechanicals
- Mirrored walls on 2 sides

Mechanicals

- Heil heating and cooling Bradford gas water heater
- April Aire air cleaner
- Venmar high efficiency air cleaner
- Well-mate water system pressure tank (well)
- April Aire humidifier
- Water softener
- Tank Alert indoor alarm system for Septic system

Mechanicals (con't)

- Sump pump
- Security system
- Vacuflo central vac
- Water softener
- Door leading up to Garage
- Extra storage room with double doors to back
- WPS Averages:
Gas \$78/ Electric \$169

Miscellaneous

- Pella Windows w/inset custom blinds
- Swing set included
- All televisions included
- On a dead end
- Large private backyard
- Professional landscaping
- Concrete Driveway/additional parking pad

Garage

- 3 stalls plus
- Heated (Hot Dawg)
- Keyless entry
- 2 Lift master openers
- 2 floor Drains
- Overhead lighting
- 1 set of windows facing front
- 2 smaller windows facing side
- Door to front driveway
- Door to Back Hall area
- Central vac hookup
- Hose hookup
- Stairs to LL
- Lantern style light fixtures on exterior

Deck

- Approx 26x15 with outdoor speakers
- Door from Master Suite/ Kitchen and Dinette Area
- Walk down to Lower Brick

Patio Area

- Brick (approx. 20x22)
- Connected to Upper wood Deck by stairs
- Entrance from Lower Level (sliding Pella doors)

New carpet 2017 throughout almost the entire first level and staircase

Freshly painted 2017

The purpose of this document is to provide helpful information about this property and its amenities. It is not intended to be an all-inclusive list of every feature of this home, nor is it deemed to be 100 % accurate. An offer to purchase would dictate what is included in the sale of this property