

## **Additional Information for 5281 Rockwood Point Drive-Primary Residence**

### **Entrance**

- New Flagstone walkway (2017)
- Covered porch/landing (tile)
- Electrical outlet
- Lantern exterior light fixture

### **Foyer**

- Glass door with sidelight
- Recessed lighting
- Neutral paint
- Large window facing front (East)
- Guest coat closet
- Tile flooring
- Glass door to Lower Level
- Open to Living/Great Room

### **Living Room**

- Cherry hardwood flooring
- Neutral paint (2017)
- Double story height
- Carpeted/wood stairs to UL
- Overlook from Upper Level (wood and metal railing)
- Glass walls looking down from Master Suite
- Floor to ceiling windows (gorgeous Bay/nature views)
- Large window facing front of house
- Recessed lighting (dimmers)
- Wall speakers
- Large metal light fixture
- Wood burning FP w/wood mantel and tile surround
- Cabinets w/open glass shelves
- Open to Dining Area/Foyer
- Door to Master

### **Dining Area**

- Cherry hardwood flooring
- Neutral paint (2017)
- Large windows on 2 walls (Gorgeous Bay views)
- Recessed ceiling lighting
- 3 pendant lights over table
- Open to Kitchen/ Living

### **Kitchen**

- Cherry hardwood flooring
- Neutral paint (2017)
- Cabinets painted (2017)
- New open metal shelving (2017)
- Neutral granite counters/backsplash
- Recessed lighting
- Pullout garbage and recycling
- Double sink w/garbage disposal
- New stainless gooseneck faucet (2017)
- Double window over sink w/gorgeous Bay views
- 11x4 granite island with Kohler sink, soap dispenser, stainless gooseneck faucet and electric outlets
- Island has wine refrigerator and cooktop (See Appliances)

### **Appliances:**

- Stainless Jenn-Air side by side refrigerator/freezer (2017)
- Stainless Jenn-Air 5 burner gas cooktop (in island) (2017)
- Cooktop has Jenn-Air downdraft vent (2017)
- Stainless Jenn-Air oven (2017)
- Stainless Jenn-Air Microwave oven (2017)
- Stainless Kitchen Aid dishwasher (2016)
- Wine CHILLER wine under counter wine refrigerator (in island)

### **Dinette**

- Between Kitchen and Family Room/contiguous with Kitchen
- Globe pendant light fixture over table (2017)
- Ceiling speakers
- Vaulted ceiling
- Gorgeous Bay views

### **Back Hallway**

- 8x5 pantry with neutral paint, custom shelving, cherry hardwood floor
- Door to Garage/Half Bath
- 2 large closets on either side of hallway (painted doors)
- Recessed lighting

### **Half Bath**

- Cherry hardwood flooring
- Neutral wallpaper
- Recessed lighting
- Sconce lighting on sides of mirror
- Granite "bowl" sink on concrete counter
- Stainless faucet (wall mount)
- Kohler toilet
- Broan fan

### **Hearth Room**

- Cherry hardwood flooring
- Neutral paint (2017)
- Vaulted ceiling /painted panels
- Wood burning FP w/ glass tile hearth/surround/painted wood mantel (2017)
- Recessed lighting
- Wall speakers
- Additional windows (west)- Gorgeous Bay views
- 2 additional windows facing south
- Door to Laundry room, which leads to Side Deck
- Sliding door to Back Deck

### **Back Deck**

- Approx 31x12
- Gate to Lower patio w/hot tub/sauna/outdoor shower area
- Gorgeous Bay views

### **Laundry Room**

- Neutral tile flooring
- Neutral paint (2017)
- Painted cabinetry
- Recessed lighting
- New stainless utility sink (2017)
- Large window above sink
- Pendant light above sink
- Neutral Quartz counters (2017)
- Utility closet
- Door to Garage/storage area
- Door to side deck

### **Master Suite (2-story)**

- Master Bath/Closet on first level
- Private staircase to second level bedroom and additional ½ bath
- Created by current owner

### **Master Bath Transition Area**

- Entrance from main level Great Room
- Cherry hardwood flooring
- Neutral wallpaper
- Sliding patio doors to metal deck with stairs to LL patio area (hot tub/sauna)
- Open to Master Bath

### **Luxe Master Bath**

- Neutral tile flooring
- Neutral wallpaper
- Double Kohler sinks w/neutral quartz tops
- Quarter sawn ash stained cabinetry 2 large medicine/linen closets on sides of sinks
- Sconce lighting (4) on full mirror above vanity
- Built in ceiling speakers

### **Large walk in glass steam shower:**

Recessed lighting  
Glass door  
Quartz bench  
Rainfall ceiling fixture  
Pull-down fixture  
Glass walls w/bay views on 2 sides w/recessed lighting/glass

### **Private water closet:**

Floor to ceiling window  
Neutral wallpaper  
Neutral tile flooring  
NuHeat heated floor system  
Recessed lighting  
Kohler toilet

### **Master closet:**

Neutral carpet and paint  
Quarter sawn ash custom luxury cabinetry  
Built-in dressers/drawers/shoe racks and shelving  
Quartz counters  
Built in mirrors  
Window with blind facing front (natural light)  
Recessed lighting  
Ceiling speakers  
Small private ½ turn carpeted staircase to upper level Master Bedroom  
Private staircase is double story with large windows, ceiling light fixture  
ceiling light fixture

## **UPPER LEVEL**

### **Master Suite (continued)**

#### **Landing at top of private stairs:**

- Cork flooring
- Windows to front of house
- Quarter sawn maple walls/horizontal beams/paneling
- Door to Half Bath

### **Half Bath**

- Private Water Closet for Master Suite only
- Cork flooring
- Sink with ash cabinetry below
- Recessed lighting and sconce above mirror
- Kohler toilet

### **Master Bedroom/Sitting Area**

- Completely renovated/added on by current owner
- Cork flooring
- Quarter sawn maple paneled walls
- Ceiling light fixture/recessed lighting
- Built in maple custom paneled stained closets (flush with wall)
- Built in ceiling speakers
- Gas FP w/granite/maple surround and open glass shelves on both sides
- Glass overlooks to LL Great Room
- All glass bump out area for bed w/custom remote control blinds/TV
- All windows (sleep among the tree tops)-Gorgeous Bay views

### **Office area**

- Open/ at top of main staircase
- Cherry hardwood flooring
- Neutral paint
- Large window

### **Family Room**

- Overlook to Great Room
- All windows –Gorgeous Bay and sunset views
- Sliding patio door to small deck (12x4)
- Renovated completely by current owner
- Hardwood flooring
- Gas fireplace with custom stone floor to ceiling surround
- Custom ceiling light fixture
- Recessed lighting
- Ceiling speakers
- Grass cloth neutral wallpaper

### **Bedroom 2 (Suite)**

- Neutral carpet and paint
- Recessed ceiling lighting
- Large double window facing front (south) w/ blind
- Double door fitted closet

### **Full Bath (with Bedroom 2)**

- Neutral tile flooring
- Neutral wallpaper
- Kohler sink w/neutral quartz countertop /painted cabinetry
- Sconce lighting above sink
- Walk-in Kohler shower
- Recessed ceiling light in shower
- Kohler toilet

### **Bedroom 3 (Suite)**

- Neutral carpet and paint
- Recessed lighting
- Windows (w/blind) facing front
- Double door fitted closet in hallway leading to bathroom
- Painted pocket door to full bath

### **Full Bath (with Bedroom 3)**

- Neutral tile flooring
- Neutral wallpaper
- Painted cabinetry/linen storage
- Double Kohler sinks with neutral laminate top
- Mirror above sink with transom window
- Recessed ceiling lighting
- Vanity lighting in soffit
- Shower/full tub
- Kohler toilet
- Full-length mirror on back of door

### **Lower Level**

- Custom floating wood/glass staircase leads down from main level Foyer area
- Staircase has transparent risers/custom lighting (lighting is coordinated with wine room lighting)
- Lower Level was completely finished by current owner/additional square footage added

### **Wine Room**

- Neutral ceramic tile flooring
- Temperature controlled (compressor controls in Garage)
- Glass curved walls
- Custom lighting (lights can change color)
- Recessed lighting
- Almost 2000 bottle capacity (wine not included)

### **Family Room**

- Neutral tile flooring
- Walls are quarter sawn ash/stone
- Large horizontal upper windows
- Granite windowsills
- Custom ash storage cabinets (push doors)
- Mirrored walls
- Recessed lighting (dimmers)
- Built in ceiling speakers
- Open with Exercise (divider)

### **Exercise Room**

- Owner will convert to 4<sup>th</sup> bedroom upon request
- Neutral tile flooring
- 1 large horizontal window
- Egress window added 2017
- Granite windowsills
- Quarter sawn ash/stone walls
- Custom ash storage cabinets (push doors)
- Recessed lighting (dimmers)
- Built in ceiling speakers
- Door to Full Bath

### **Full Bath**

- Neutral tile flooring
- Quarter sawn ash walls
- Recessed wood area for linen storage
- Glass mosaic vertical tile on sink wall
- Kohler horizontal wide sink
- Grohe faucet
- Recessed lighting
- Sconces on sides of sink
- Fully-tiled walk-in glass shower w/horizontal drain

### **Mechanicals**

- Water softener
- 2 gas water heaters (2014)
- 2 new furnaces/AC (2014)
- Well
- Rust remover
- Humidifier

### **Garage**

- 3-car garage w/ 2 Chamberlain openers
- Additional 10x10 storage area
- Keyless entry
- 3 windows w/blinds
- Built in cabinetry
- Cabinetry/counters
- Utility sink
- Overhead lighting
- Attic access
- Compressor for Wine Cellar
- Door to Laundry Room
- Door to Side Yard
- Door to Back Hall Area (1/2 Bath)

### **Outdoor features**

- Flagstone lower patio
- Stainless steel Luxe hot tub
- Glass enclosed outdoor sauna (Finnleo)-controls in recessed closet just inside lower level walk-out door
- Outdoor shower
- Outdoor speakers
- Decorative heat /flame feature (controls hidden in stone pillar)

### **Miscellaneous:**

- Built by DeLeers
- Exterior is Certain-Teed vinyl cedar-like siding
- Rubber roof/asphalt on Garage
- Aluminum soffits
- Compressor in Garage to control Wine Room temperature
- Security system
- Pella Architectural series windows
- Basketball hoop/additional cement parking pad in front of garage
- Buried electrical

**BEING SOLD FULLY FURNISHED**

**INFORMATION NOT GUARANTEED**