

## Additional Information for 2028 Ledge Haven Court

### **Entrance/Foyer**

Wood front door w/ side light windows  
Carpeted half-turn stairway to UL  
Neutral tile flooring  
Neutral paint (2017)  
Recessed lighting  
Open to Great Room  
Sliding double pocket door w/ glass panes to Dining Room

### **Family /Living Room**

Neutral carpet and paint  
Vaulted ceiling w/ built in speakers  
Receiver stays  
Ceiling fan  
Open to Foyer with transom window above  
Large windows to front and back w/wood blinds  
Stained birch cabinetry/storage  
Gas FP (could be WB) w/ brick hearth and façade/stained mantel

### **Kitchen**

Neutral tile flooring  
Neutral paint (2017)  
Recessed lighting  
Built in ceiling speakers  
New pendant lighting above island and sink (2017)  
Stained birch cabinetry  
Granite countertops/backsplash  
Large sink w/soap dispenser/garbage disposal  
Windows above sink (Pella inset blinds) w/transom above  
Windows above sink overlook beautiful backyard/patio (southwest)  
Interior transom windows to Mud Room Area/Dining Room and Great Room  
Message center/hub w/ cabinetry/wine storage/built in dry-erase board

### **Appliances:**

**Wolf** 5-burner gas cooktop  
Built in GE Profile black microwave  
Black Kitchen Aid dishwasher  
Cabinet front side-by-side **SubZero** refrigerator/freezer  
KitchenAid black double ovens  
LG Television is included (32 inch)  
Walk in pantry

### **Island:**

Prep sink w/garbage disposal/filtered water/soap dispenser  
Granite top/seating for 4-6  
Pullout garbage and recycling  
Pullout cutting board  
Pull up electric outlet station

### **Dinette**

New light fixture above dinette (2017)  
Neutral tile flooring  
Neutral paint (2017)  
Built in ceiling speakers  
Sliding doors to back patio (inset blinds)  
2 additional windows w/ Pella inset blinds  
Open to Great Room w/ transom above  
Glass paned door to Lower Level

### **Dining Room/Office**

Carpet  
Neutral paint (2017)  
Pocket door to Kitchen  
Double French pocket door to Foyer  
Double windows w/ wood blinds facing front  
Ceiling fan /light fixture  
Built in ceiling speakers

### **Mud Room**

Door to Garage  
Door to Backyard  
Neutral paint (2017)  
Neutral ceramic tile flooring  
Recessed lighting  
Built in stained birch cabinetry  
Sliding door double closet  
Stained locker/cubbies with hooks and storage/bench seats  
Additional cabinetry/storage area with neutral granite tops  
2 Dog kennel with magnetic locks

### **Half Bath**

Granite countertop  
Neutral tile flooring  
Neutral gray paint (2017)  
Oil rubbed bronze fixtures  
Kohler toilet  
Kohler fixture  
Stained cabinetry below sink  
Sconce above mirror

### **Laundry Room**

Pocket door from Mud  
Neutral tile flooring  
Neutral paint  
Pull down ironing board (cabinet –front)  
Neutral laminate countertops  
Birch cabinetry  
Utility sink/hanging racks  
Folding counter  
2 ceiling light fixtures  
Window to backyard with Pella inset blinds  
White Frigidaire refrigerator included

## **Upper Level**

### **Master Bedroom/Suite**

Neutral carpet and paint  
Tray ceiling w/ light fixture/ceiling fan/stained crown molding  
2 windows to back w/pull down shades  
Door to Master Bath  
Door to Huge Walk-in closet (12x7)  
Closet has built in shelving/ 2 ceiling light fixtures

### **Master Bath**

Neutral paint  
Neutral tile flooring  
Dual Kohler sinks/granite tops  
Sconce lighting above sinks  
Built in stained cabinetry  
Window facing side of house w/ Pella inset blind  
Walk in full-tiled shower w/ glass door/2 shower heads/recessed lighting  
Panasonic fan

### **Bedroom 2**

Neutral carpet and paint  
Ceiling fan/light fixture  
2 windows facing front w/ blackout blind  
Walk in fitted closet/stained pocket door  
Attic Access in closet

### **Full Bath**

Neutral tile flooring  
Neutral paint  
Dual Kohler Vanity w/ granite tops  
Stained cabinetry  
Recessed lighting above sinks  
Door to separate shower/water closet area  
Abundant stained cabinetry and linen storage  
Window w/adjustable blind (facing front of home)  
Tub/shower w/tiled wall detail above  
Recessed lighting  
Panasonic fan

### **Bedroom 3**

Neutral carpet and paint  
Ceiling fan/light fixture  
Built in shelving  
Window facing front with pull down shade  
Sliding double door fitted closets

### **Bedroom 4**

Neutral carpet and paint  
Ceiling fan/light fixture  
Window facing back with pull down shade  
Walk in fitted closet w/ built in shelving  
Large linen closet, Recessed lighting in upstairs hallway

### **Lower Level**

#### **Theater Room**

Neutral carpet and paint  
In-floor heating  
Recessed lighting  
Wall sconces  
Screen is painted white  
Epson projector included  
Built in wall and ceiling speakers included  
DVD player not included  
Receiver stays

#### **Bar Area:**

Stainless bar sink w/filtered water  
Granite top/surround/backsplash  
U-Line stainless under-counter glass front bar refrigerator  
Painted Black Cabinetry  
Recessed lighting

#### **Half Bath**

Neutral tile flooring  
Neutral paint w/ tiled walls and mosaic tile detail  
Kohler vanity / granite top  
Built in black painted cabinetry /linen storage  
Sconce lighting above sink  
Recessed lighting  
Panasonic fan  
*In-floor heating*

### **Exercise/ Flex**

Neutral carpet  
Neutral paint  
Mirrored wall  
Wired for speakers  
French door to LL Stair Landing  
Door to Mechanicals

### **Mechanicals**

Rheem Gas furnace (3 zones)  
Central Air  
Bradford White gas water heater  
Venmar Air cleaning system  
Beam Central Vacuum  
Amtrol Water softener (own)  
Sump pump is under cabinet  
Chicago water line Endless hot water system  
Radon monitoring system  
Utility sink  
Workbench space w/ laminate top  
Door to Garage /extra wide openings for moving items

### **Garage**

3 stalls (2 Access Master openers)  
18x8 feet double door & Keyless entry  
3 floor drains  
Attic access  
Built in shelving  
Built in snowmobile storage/ 1000 pound shelves  
Loft area for outdoor furniture storage area  
Ladder included  
Overhead lighting  
Step down from Mud Room  
Door to Side Yard  
Door to Lower Level  
Wired for a heater

### **Miscellaneous**

Security system,  
Sprinkler system (Hunter)  
Invisible fence system wiring in place (outside the house AND in areas inside the house as well)  
4½ inch stained maple baseboards maple throughout  
Pella Design Series windows w/ 4-inch maple trim  
Birch custom doors

### ***Built by James Reed in 2003***

Average WPS :Gas: \$54.03  
Electric: \$135.73

### **Outdoor features**

Brick walkways  
Extensive professional landscaping w/ large lawn  
On a cul-de-Sac  
Covered front porch  
Brick /vinyl exterior  
9x13 paved brick grilling area  
Circular patio area approx. 35x22 w/ built in fire pit  
Large Sport court w/basketball hoop (30x36)  
Covered back patio with string lights  
Outdoor ceiling fan/outdoor mounted speaker