

## **Additional Information 1880 Horseshoe Lane**

**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.**

### **Entrance/Foyer**

Neutral tile flooring  
Neutral paint  
Stained double door guest closet  
Open to Family Room

### **Family Room**

Neutral carpet  
Neutral paint  
Vaulted ceiling  
Ceiling fan/light fixture  
Recessed/art lighting  
Gas FP w/ gray plaster surround/hearth  
2 large windows flanking FP facing back yard (SW)  
Open to Foyer and Dinette Area

### **Kitchen**

Neutral tile flooring  
Neutral paint  
Recessed lighting  
Crystal pendant lights over peninsula  
Granite countertops  
Stained cabinetry  
Subway tile backsplash w/ mosaic detail  
Stainless steel double sized sink  
Garbage disposal  
Stainless steel faucet w/ pull out sprayer

### **Appliances:**

Bosch stainless steel dishwasher (2015)  
Frigidaire Gallery stainless steel oven/  
gas range w/ 4 burners and warming  
drawer  
Frigidaire Gallery built in stainless  
microwave  
LG stainless steel French door  
refrigerator with ice and water in the  
door and freezer below (2015)

### **Dinette**

Neutral tile flooring  
Neutral paint  
All windows facing back w/ neutral  
roller shades (SW)  
Window (E) w/ neutral roller shade  
Patio door (w/neutral roller shade) to  
back concrete patio

### **Master Bedroom**

Neutral carpet  
Neutral paint  
Plaster tray ceiling  
Ceiling fan  
Large wall-mounted bedside lamp w/  
swing arm  
2 windows w/neutral draperies facing  
back yard (SW)  
Large walk-in fitted closet  
Stained door to Master Bath  
Linen closet in Hallway outside Master  
Suite

### **Master Bath**

Neutral tile flooring  
Neutral paint  
Recessed and sconce lighting  
Chandelier above tub  
Dual sinks w/granite tops  
Painted cabinetry  
Walk-in shower  
Jacuzzi tub w/neutral tile surround  
Window w/ blind on tub wall (E)  
Heat light above tub

### **Back Hall**

Neutral tile flooring  
Neutral paint  
Stained double door storage closet  
Door to Garage  
Pendant ceiling light  
Door to Half Bath/Laundry

### **Half Bath**

Neutral tile flooring  
Neutral paint  
Pedestal sink  
Sconce lighting above sink  
Broan Fan  
Door to Laundry Room

### **Laundry Room**

Neutral tile flooring  
Neutral paint  
Ceiling light fixture  
Stained cabinetry w/ neutral laminate top (for folding)  
Hanging racks  
LG white washer and dryer are included

### **Bedroom 2**

Neutral carpet  
Neutral paint  
Large window w/blind facing street  
Ceiling light fixture  
Stained double door closet  
Connected to Jack and Jill full bath

### **Full Bath**

Neutral tile flooring  
Neutral paint  
Recessed and sconce lighting  
Dual sinks/neutral laminate top  
Painted cabinetry  
Built in painted linen cabinet  
Window w/blind above toilet facing side  
Full size tub/shower

### **Bedroom 3**

Neutral carpet  
Neutral paint  
Large window w/blind facing backyard  
Crystal light fixture  
Stained double door closet  
Connected to Jack and Jill full bath

### **Lower Level**

#### **Rec Area**

Neutral carpet  
Neutral paint  
Recessed lighting  
Arched opening to TV Room  
Door to large storage area  
Door to full bath

### **Full Bath**

Neutral tile flooring  
Neutral paint  
Pedestal sink  
Sconce lighting above mirror  
Small upper window  
Built in plaster storage shelves  
Large walk-in shower  
Broan Fan

### **Garage**

3 plus car attached  
2 openers  
Keyless entry  
2 Drains  
Door to side yard  
Overhead lighting  
Upper window facing east  
Built-in cabinetry/built in shelving

### **Family Room/TV**

Neutral carpet  
Neutral paint  
Recessed and sconce lighting  
Stained cabinetry/storage for entertainment items  
Black wall speakers  
Arched opening to Rec Area  
Stained door to Office Area

### **Office**

Neutral carpet  
Neutral paint  
Recessed lighting  
2 built-in plastered storage/display alcoves with stained storage benches a  
Small upper window  
Door to Mechanicals  
Door to large walk-in fitted closet  
Desk and file cabinets are included  
Could be a 4<sup>th</sup> bedroom if egress window were installed

### **Mechanicals/Miscellaneous**

Bradford White gas water heater (new 2015)  
Lennox Elite furnace (serviced 2018)  
Sump pump  
Anderson windows and patio door  
Treadlok safe is included  
18x16 concrete patio  
WPS Average Monthly Gas and Electric:  
Gas-\$52, Electric-\$160