

Additional Information for 2537 S Huntington Way

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

- Hickory Hardwood Flooring
- Neutral paint
- Guest coat closet
- Designer mirrored sconces
- Opens to Great Room
- Recessed Lighting

Great Room

- Hickory Hardwood flooring
- Vaulted ceiling w/ large designer luxury light fixture (dimmer)/recessed lighting
- Neutral paint
- Gas FP w/ honed leathered granite surround
- Painted horizontal shiplap on FP wall
- Set of windows facing back (South)
- Windows on each side of fireplace (East)
- Window facing front (North)

Kitchen

- Hickory Hardwood flooring
- Honed leathered granite countertops
- Diagonal rectangle subway tile backsplashes
- Motion sensor under-cabinet lighting
- Large island w/ luxury custom painted cabinetry w/ soft close drawers

- Additional dry bar area w/ storage
- Pull out garbage/recycling
- Double SS sink w/ garbage disposal
- Recessed lighting (dimmers)
- 2 Designer organic glass pendants above island
- Door to Walk-in Pantry
- Door to Flex Room
- Open to Great/Dinette

Appliances:

- 5 burner stainless Whirlpool gas cooktop/range (range plumbed for gas or electric)
- Stainless hood w/ light/vent (vented to outside)
- Stainless Whirlpool dishwasher
- Stainless Whirlpool Armoire style refrigerator/freezer

Walk-in Pantry (7'x11')

- Hickory Hardwood flooring
- Neutral paint
- Recessed lighting
- 1 window facing front (North)
- Honed leathered granite countertops
- Open shelving/Lots of electrical outlets
- Microwave Area
- Off of Kitchen

Flex Space

- Hickory Hardwood flooring
- Neutral paint
- Designer light fixture
- Window facing front (North)
- Off of Kitchen

Dinette

- Hickory Hardwood flooring
- Neutral paint
- Designer light fixture
- Large bank of windows facing back (South)
- 1 window facing side (East)
- Open with Kitchen

4 Seasons Room/Sunroom

- Hickory Hardwood flooring
- Neutral paint
- Windows on 3 sides
- Ceiling fan
- Recessed lighting
- Door to Back Patio
- Opens to Kitchen Area
- Interior windows w/ German glass

Back Hall Area/Mud Room

- Hickory Hardwood flooring
- Neutral paint
- Recessed lighting
- Painted bench/storage/hooks
- Large coat/storage closet
- Window facing front (North)
- Door To Garage
- Door to Half Bath
- Door to Lower Level (wool carpeted stairs)
- Opens to Kitchen/ Main Area

Half Bath

- Hickory Hardwood flooring
- Neutral paint
- Painted vanity
- Neutral quartz tops
- Metal designer light fixture above sink
- Large wood designer mirror
- Recessed lighting
- Shiplap accent wall

Laundry Room

- Hickory Hardwood flooring
- Neutral paint
- Neutral quartz tops
- Large stainless utility sink
- Door to Master Closet
- White painted cabinetry below sink and above W/D hookups

Master Bedroom/Suite

- Neutral wool carpet
- Neutral paint
- Door To Master Bath
- Recessed lighting
- Designer light fixture
- 2 windows rear facing (South)

Master Bathroom

- Neutral linen look rectangle tile flooring
- Neutral paint
- Door to large walk-in fitted closet (13x7)
- Closet connects with Laundry Room
- 2 sinks/neutral quartz tops
- 4 mirrored sconces on vanity wall
- Recessed lighting (dimmers)
- White painted cabinetry
- Separate Water Closet with additional linen storage

Master Bathroom continued

- Large luxury walk-in fully tiled shower with pebbled bottom/full glass door/showerhead and hand-held
- Aqua Teak bench included
- Recessed lighting in shower
- Built in alcove/nook for products
- Window facing back (South)

Upper Level

- Neutral wool carpet going up stairs w/ white painted handrail
- 2 designer sconces (stairway) w/ Edison bulbs/reclaimed wood

Bedroom 2

- Neutral wool carpet
- Neutral paint
- Ceiling fan
- Recessed lighting
- 2 windows facing front (North)
- Attic access
- Double door closet
- Pocket door to shared bath

Bedroom 3

- Neutral wool carpet
- Neutral paint
- Ceiling fan
- Recessed lighting
- 2 windows rear facing (South)
- Double door closet
- Pocket door to shared bath

Full Bath

- Neutral luxury vinyl tile flooring
- Neutral paint
- Luxury custom painted cabinetry w/ soft close drawers
- 2 sinks w/white quartz countertops
- Door to separate water closet/shower area
- Shower/full size tub
- Additional linen storage

Lower Level

- Stubbed for Full Bath
- Framed in
- Large unfinished Area for Storage
- 2 large additional unfinished areas-ideal for a Theater Room/Family Room

Bedroom 4

- Neutral wool carpet
- Neutral paint
- Ceiling light fixture
- Egress window with ladder
- Walk-in closet

Mechanicals

- Luxaire gas forced air furnace /AC
- Bradford White gas water heater
- Hot water circulation line for instant hot water at all locations
- Pro-lite well pump
- Sump pump w/ battery backup

Garage (attached)

- Plastered, painted and insulated
- 3 ++ stalls
- 3 Genie quiet openers
- 2 drains
- Overhead lighting
- Neutral paint
- 3 upper windows (North)
- 1 window (West)
- Door to Backyard
- Attic Access
- Keyless entry
- Plumbed for heat
- Very easy to add sink
- Insulated 8'x10' Garage Doors

Miscellaneous

- 9 foot ceilings on the main level
- Hickory Hardwood flooring in all main living areas
- Custom soft close cabinet drawers
- Dovetail cabinet drawers
- 7 ½ inch painted baseboards
- 3 panel white painted doors
- Moen plumbing fixtures
- Schlage door hardware
- High density Spray foam insulation
- 1.5 inch 250 psi foam on the foundation
- Foundation and flatwork are 4000 psi premium concrete
- Lighting from The SaltBox

Outdoor Features

- Andersen (double hung) windows w/ black exterior
- 12x12 Concrete Patio
- 10x8 covered concrete front porch w/ designer fixture
- Concrete driveway and front walk
- LP SmartSide/Local exterior stone from Scray's Hill

AT A GLANCE:

- Classic Construction-Builder
- Lisa Gannon/ Designs of the Interior-Designer
- Almost ½ acre lot
- 3009 square feet
- Stubbed for Full Bath in Lower Level
- Howard Suamico schools
- \$500 Annual HOA fee
- Hunters Run Amenities for residents only (stocked ponds, beach area, tennis, pickleball and basketball courts, Kayak launch area)
- Adjacent to Barkhausen Wildlife Preserve/Mins to Shipyard Marina

