

Additional Information 4179 Willow Brook Road

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.

Home exterior

Completely redone brick exterior with remodel/addition 2006
Entire cedar roof replaced on addition in 2006. The rest of the residence has cedar roof replaced in 2012
All original triple pane windows replaced between 2000 and 2016

Home interior

Deleers Remodel /Addition 2006

All flooring on main level replaced with maple hardwood flooring
Custom metal railing with hardwood treads and custom carpet runner
All baseboards and moldings painted

Entrance/Foyer

Marble flooring
Double story height
Metal light fixture
Front door with two beveled glass sidelights and transom above
Covered front porch w/ recessed lighting
Guest coat closet
Opening to Great Room

Den/Office

Maple Hardwood flooring
Stained crown molding
Ceiling light fixture
2 windows facing front w/ blinds
Built in stained cabinets/bookshelves

Closet

Half Bath

Neutral tile flooring
Recessed lighting
Painted linen cabinet
Kohler toilet
Pedestal sink w/ gold fixture

Great Room

Vaulted ceiling w/ 2 skylights (replaced 2012 with new cedar shake roof)
Ceiling light fixture
Full masonry wood burning Fireplace w/ brick surround/raised hearth/wood mantel. Currently with gas log insert
Recessed lighting above fireplace
Windows on 3 sides
French doors to Spa Room

Spa Room

French doors
7 foot circular built in hot tub
Baja spas/Balboa controls
Gray tile flooring
Cedar ceiling/partial walls w/ 2 skylights replaced with new roof in 2012
Recessed lighting
Built in bar area
Bar Area has sink/Granite top
Wood cabinetry/storage
Upper glass barware storage
Glass door to Deck
Window overlooks hallway

Kitchen

Deleers Remodel /Addition 2006

Maple hardwood flooring
Neutral paint
Recessed lighting
Under-cabinet lighting
Built In ceiling speakers
custom tile backsplash behind cooktop
Large (approx 7x7) pantry in Hallway
Pantry has hardwood flooring, custom shelving, overhead lighting, outlets
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Island 1

Dark granite top
Chrome light fixture
Stained cabinets on both sides
Hammered copper sink w/ garbage disposal
Electrical outlets

Island 2

Painted cabinetry
Granite top/2 levels
Seating for 4-6
3 chrome pendant lights
Custom luxury hammered **copper** double size apron front sink w/ soap dispenser and instant hot water
Garbage disposal
Pull out garbage and recycling
Bosch cabinet-front dishwasher.
2 sided full masonry fireplace between Kitchen and Formal Dining Room (currently with gas log insert)
FP has dark granite surround and hearth/painted and glazed wood mantel w/dentil detailing

Appliances: (Also see Dinette/Bar)

Wolf Stainless Commercial grade 4 burner gas cooktop w/ grill and griddle
Wolf vent/hood/vents to outside
Hood has corbel detailing on sides/luxury custom cabinetry features

Bosch cabinet-front dishwasher (In island 2)
Second **Bosch** dishwasher in Dinette
Dacor stainless warming drawers
Miele stainless steam oven
Sub Zero Cabinet front side by side refrigerator/freezer
Dacor oven and convection microwave

Dining Room

Maple hardwood flooring
Neutral paint
Painted crown molding
Chandelier
Recessed lighting above FP
FP is 2 sided/shared w/ Kitchen
FP has marble surround and hearth/wood mantel and sides with dentil detailing
2 windows facing side (East), 1 North

Dinette area /Bar

Deleers Remodel/Addition 2006-
Neutral tile flooring
Neutral paint
Vaulted ceiling
Chandelier
2 large wall candle sconces
Large windows (East) w/transoms
Set of windows (North) overlooking lower patio/pool area
Painted luxury custom cabinetry on one wall w/ recessed and under-cabinet lighting

Bar/cabinetry area:

Granite tops/slight backsplash
Hammered copper bar sink w/ pullout sprayer/garbage disposal
Bosch full size cabinet- front dishwasher
Silhouette Professional stainless steel/glass front undercounter bar refrigerator
Pull Out garbage /recycling

Hearth/Family Room

DeLeers Remodel/Addition 2006

Marple Hardwood flooring
Neutral paint
Open w/ Kitchen and Dinette
Glass double patio doors to Composite Deck (approx 12x12)
Custom built metal spiral staircase with hardwood treads to Lower Level
Full masonry oversized wood burning fireplace w/ curved limestone surround/hearth
Large set of curved windows overlooking pool and patio area
Additional windows on fireplace wall
Recessed ceiling lighting
Built-in ceiling speakers
Built In stereo equipment cabinet

Laundry Room/Mud/Office

Deleers Remodel/Addition 2006

Neutral tile flooring
Neutral granite tops
Built in stained lockers (4)
Utility sink
Hanging racks
Built in desk area w/ granite top
2 windows (east)
Recessed lighting
LG white top loader washer (included if buyer chooses)
Maytag White dryer (included if buyer chooses)

Back Hall

Deleers Remodel/Addition 2006

Door to Garage
Built in stained cabinets/shelves/granite top
Large coat closet

Upper level

Master Bedroom/Suite

Deleers Remodel/Addition 2006

Neutral carpet
Neutral paint
Vaulted ceiling
Ceiling fan/light fixture
Private curved composite deck (approx 18x7) overlooking pool area (glass patio doors w/storm doors)
Round window above patio doors
Windows on 2 other sides
Built in ceiling speakers
Storage area/closet and built in dresser in hallway between Master Bed and Master Bath
Pocket door to custom Master closet (9x7)

Master Bath

Deleers Remodel/Addition 2006

Double vanities
Kohler sinks w/ granite tops
Painted cabinetry
Neutral tile flooring
Sconce lighting above vanities
Vaulted ceiling/skylight
Recessed lighting
Built in ceiling speakers
Large walk-in custom luxury glass shower w/neutral tile
Kohler Shower Tower has 3 heads/BodySpa jets/waterfalls

Bedroom 2

Neutral paint
Ceiling fan/ light fixture
2 sets of windows overlooking pool (North)
Double door closet

Bedroom 3

Neutral carpet
Neutral paint
Vaulted ceiling w/ ceiling fan/light fixture
Set of windows w/ transom above facing front (South)
Double door closet

Full Bath

Neutral tile flooring
Painted cabinetry
Vanity w/ neutral laminate top
Built in painted linen cabinets
Tub /shower combo
Broan fan/light
Sconce above mirror/sink

Bedroom 4 (Suite)

Remodel/Addition 2001

Vaulted ceiling
Ceiling fan/light fixture
Neutral carpet
Built in stained drawers/cabinetry
Windows facing East, South and North
Loft w/ ladder/recessed light
Walk in closet (7x9)
Pocket door to Full Bath

Full Bath (w/Bedroom 4)

Neutral tile flooring
Vanity area w/ granite top/crystal chandelier/corner mirror
Painted cabinetry
2 Kohler sinks/granite tops/sconce lighting on mirror
Private water closet/shower room
Walk in shower w/ glass door
Painted linen storage
Recessed lighting
Panasonic fan/light
Kohler toilet

Lower Level (Walk-out)

Exercise/Game

Deleers Remodel /Addition 2006

Spiral staircase from Main Level Family Room/ Hearth Room
Painted cement floor
Neutral paint
Recessed lighting
Built in ceiling speakers
All windows to back/curved wall
2 glass patio doors to back w/ storm doors
Large changing room/ storage area w/ closets/mirrors (approx 10x10)

Full Bath

Painted cement floor
Neutral wallpaper
Vanity w/neutral laminate top
Stained cabinetry underneath sink
Full size mirror w/ lighting above
Kohler toilet
Broan fan/light
Shower w/ sliding glass door

Rec Room/Family Room

Remodel 1996

Neutral carpet
Neutral paint
Recessed lighting
Built-in ceiling speakers
Open to Kitchenette/Bar
Glass patio doors to back area w/ blinds
Windows (West) w/ blinds
Full masonry wood burning fireplace w/
stone surround and hearth/mantel.
Currently with gas log insert
Carpeted stairs (glass sides/wood
railing) going up to Main Level
Several storage closets
Built in desk area w/ cabinetry

Kitchenette/Bar

Neutral tile flooring
Stained cabinetry
Custom built in 110 gallon acrylic
aquarium w/ controls in closet
Curved bar w/ neutral tile top
Recessed and track lighting
Tile countertops
Kohler bar sink
Glass shelving for barware (in-cabinet
lighting)
Full size white Frigidaire
refrigerator/freezer on top

Play area (approx 13x11)

Mechanicals/Miscellaneous

Cyclo Vac Central Vac
Aprilaire humidifier (2)
No sump pump needed as directional
boring to ejector pit was done when city
sewer and water was put in
AO SMith gas water heater (2016)
Hellenbrand water softener (2016)

2 Gas Forced Air Furnaces (One replaced
in 2015, the second unit in 2006)
2 Ac units (both installed 2006)
2 Space gard air cleaners
Aprilaire built in whole house
dehumidifier
Well trol well pump (well used for pool
and sprinkler system) well pump
replaced 2005) home has municipal
water
Security system

Garage

3 stall attached
2 doors/2 openers
Built in shelving
Central vac
Overhead lighting
Door to side (East)
Window to east
Door to Back Hall/Laundry Area

Second Garage

Approx 24x35
2 stalls
One Lift Master opener
Shelving/workshop area
Overhead lighting
Full size windows overlooking driveway
Heated (Modine)
Staircase to Loft w/*skylights*
Built in 2001

Outdoor features

Entire pool and patio area renovated in 2006

Multi level patio w/ luxury blue stone
Dinette/grill area
10x10 custom covered cabana
Poolworks completely redone Inground pool w/ turbo slide (pool approx 22x42 and 3.5 to 6 feet deep)
Custom round tiled hot tub w/ waterfall feature (approx 10 foot circular)
Extensive rock features around pool with waterfall features
custom colored stamped concrete pool surround

Pool controls:

Mini Max pool heater
Intelliflo pump
Ecosmarte water sanitation system
CAT controller Ph unit with CO2 injector to automatically adjust Ph

Other:

Partially fenced yard
Extensive landscaping/lighting
Volleyball court
Concrete driveway

Pool house/Storage Shed

Approx 12x13

Recently stained cedar siding

Cedar shingle roofing vaulted ceiling
Shelving
Windows
Sconce lighting on outside