Additional Information for 2505 Crown Pointe Boulevard

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

Main Level

Entrance/Foyer

- Hickory engineered hardwood flooring
- Neutral paint
- Guest coat closet
- Designer sconces
- Opens to Great Room
- Flush mount lighting fixture

Great Room

- Hickory engineered Hardwood flooring
- Vaulted ceiling w/ large designer luxury light fixture (dimmer)/recessed lighting
- Neutral paint
- Gas FP w/ limestone surround/timber mantle
- Built-in cabinetry
- Set of large East windows flanking FP
- Large North window
- South window

Kitchen

- Engineered hickory hardwood flooring
- Quartz counters & backsplash
- Custom soft close stained maple cabinetry
- 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 selected 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')

- Engineered hickory hardwood flooring
- Neutral paint
- Recessed lighting
- 1 window facing front (North)
- Quartz countertops
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Walk-in Pantry (7'x11') Cont.

- Open shelving/Lots of electrical outlets
- Microwave Area
- Off of Kitchen

Flex Space/Micro Office

- Engineered hickory hardwood flooring
- Neutral paint
- Designer light fixture
- South window
- Off of Kitchen

Dinette

- Engineered hickory hardwood flooring
- Neutral paint
- Designer light fixture
- Large bank of windows facing back North
- 1 window facing side (East)
- Open with Kitchen
- Door to Sunroom

4 Seasons Room/Sunroom

- Engineered hickory hardwood flooring
- Neutral paint
- Windows on 3 sides
- Ceiling fan
- Recessed lighting
- Door to Back Patio
- Opens to Kitchen Area
- Interior windows w/ decorative glass

Back Hall Area/Mud Room

- Engineered hickory hardwood flooring
- Neutral paint
- Recessed lighting
- Painted bench/storage/hooks
- Large coat/storage closet

Back Hall Area/Mud Room

- 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

- Engineered hickory hardwood flooring
- Neutral paint
- Painted vanity
- Neutral quartz top
- Designer selected pendant light
- Decorative mirror
- Recessed lighting

Laundry Room

- Engineered hickory hardwood flooring
- Neutral paint
- Neutral quartz tops
- Large stainless utility sink
- Hanging pole
- 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 (North)

Master Bathroom

- Tile flooring
- Neutral paint
- Door to large walk-in fitted closet (13x7)
- Closet connects with Laundry Room

- 2 sinks/neutral quartz tops
- Designer selected sconces on vanity wall
- Linen closet
- 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 (North)

Upper Level

- Neutral carpet going up stairs w/ white painted handrail
- 2 designer sconces (stairway)

Bedroom 2

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

Bedroom 3

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

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

En-Suite Bedroom

North window
Walk-in Closet
Neutral carpet
Attached full bath

En-Suite Bath

Quartz topped vanity
Shower
Linen

Bedroom 5/Flex

Huge!
South window
Closet
Carpet

Lower Level

- 3 large daylight windows
- Potential for 2 additional bedrooms
- stubbed for Full Bath
- Large unfinished area for storage
- 2 large additional unfinished areas-ideal for a Theater Room/Family Room

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
- Anderson windows
- Engineered hickory hardwood flooring in all main living areas
- Custom soft close cabinet drawers & doors
- Dovetail cabinet drawers
- 3 panel white painted doors

Miscellaneous Cont.

- 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
- HJ Martin for Tile

Outdoor Features

- 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
- 3,821 square feet above grade
- Up to 1400 available in lower level w/ 3 large windows
- 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
- Literally a 2 minute drive to Shipyard Marina