

Sandra Ranck

2375 LOXLEY COURT ADDITIONAL INFORMATION

2375 LOXLEY COURT, SUAMICO, WI, 54173

MAIN LEVEL

Foyer:

High end, custom wood-like front door (E)
Side lights & transom
Brick foyer w/ exterior foyer light
Maple hardwood flooring
Front hall closet
Crown molding
Open iron-railing staircase w/ curved paneled wall and large art display wall

Office:

Maple hardwood
Glass french doors w/ transom
Crown molding
Window (E) w/ transom & wooden blinds

Great Room:

Wood coffered ceiling
Maple hardwood
Real stone gas fireplace
Built-in cabinets flanking fireplace w/ hidden hinges & soft close
Large wall of windows (W) w/ transom, draperies & wooden blinds
Recessed lighting

Kitchen:

Large island (9' 4.5" x 5') w/ granite and sink, cabinets and seating
Cabinet front dishwasher
Viking 4-burner stove w/ griddle that vents to outside
Cabinet front Jenn Aire side-by-side armoire fridge
Stainless Viking oven
Stainless Viking oven/microwave
Cabinet front warming drawer
Granite countertops
Marble backsplash
Maple hardwood
Built-in speakers

Extra-Large Pantry:

Curved entry
Barrel ceiling w/ bead board
Custom cabinetry
Maple hardwood

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.

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Excellence
in Distinctive Real Estate

Coffee/Wet Bar:

Sink
Glass and wooden cabinetry
Wine/beverage refrigerator
Granite countertop
Marble backsplash

Dinette:

Windows (W&S) w/ transom & built-in Pella blinds
Maple hardwood
Glass door (N) w/ transom to 3-season room

3-Season Room:

Stone floor
Screened and pine walls/ceiling
Speakers
Ceiling fan
Screen door (W) to raised outside stone/
concrete patio

Back Hall:

Maple hardwood
Built-in custom storage cabinet w/ granite top
Custom bench (included)
Back closet (included)

Laundry Room:

Tile floor
Custom wrapping/folding station w/ drawers
Built-in ironing board
Cabinetry
Recessed lighting
Utility sink
Hanging bar
Whirlpool duet washer and dryer (negotiable)

Half Bath:

Slate floor
Furniture style vanity
Stone vessel sink
Separate water closet area w/ Kohler toilet
Crown molding
Recessed lighting

Master Suite:

Crown molding
New carpet
Bank of windows (W) w/ built-in Pella blinds
2 windows flanking bed (E)
Ceiling fan w/ light
Two closets w/ custom shelving
Separate water closet
Tile floor
Extra-large vanity w/ 2 Kohler sinks & granite
Linen tower
Linen cabinet
Jetted tub
Window (S) & window (E) w/ Pella built-in blinds
Large walk-in tiled shower w/ rain shower head,
hand-held shower and regular shower head w/
2 controllers
Bench and built-in niches
Recessed lighting
Additional forced-air heater (auxiliary heat
source)

LOWER LEVEL

Wood stairs, wood banisters, wood paneled curved wall to lower level

Family Room:

Carpet
Large bank of at-grade windows (W) w/ blinds
Recessed lighting
Built-in speakers

Wet Bar Area:

Tile
Stainless refrigerator
Microwave
Cabinetry
Sink
Tile backsplash

Pool Table/Game Area:

Carpet
At-grade window (S) w/ blinds
Recessed lighting
Pool table light
Pool table included
Area could be converted to bedroom #4 w/ simple modifications

Hallway w/ glass transom opening to bedrooms

Bedroom #2:

At grade window (W) w/ wood blinds
Large fitted closet
Carpet

Bedroom #3:

At grade window (S) w/ wood blinds
Large fitted closet
Carpet

Full Bath:

Tile floor
Vanity
At grade window (S) w/ shade
Ilo Sauna
Separate toilet/showering area w/ cabinetry and storage w/ pocket door

Attached 2+ Stall Extra Deep Garage:

Finished
Recessed lighting
Molding
Composite steps
Storage closet
Heated
Service door to driveway
Private door to basement
Floor drains

Attached 3+ Stall Extra Deep Garage:

Finished
Recessed lighting
Molding
Heated
Service door to back of home
Floor drains
Utility sink

Extras:

C&C Custom Builders
Pella windows throughout
All brick – architectural brick design elements
Front brick staircase w/ cement porch
Recessed soffit lighting across entire front of house
Limestone ledges for all windows
Stone retaining wall
Freshly barked landscaping
All cement walkway
Extra cement parking/turn around in driveway
Doors with glass transoms throughout the home on the first floor
Schlage hardware
Sprinkler system
Central Vac
Sauna
2 unfinished areas of storage
Water softener
Hydro Pro well pump
Aprilaire air cleaner
2 zones for heating & cooling

Inclusions:

Back hall custom bench and custom message center
Water softener
All appliances (upper & lower)
Blinds
Fabric window treatments
TV brackets
Lower level TV
Pool table

Negotiable:

Washer & dryer
Main stereo receiver control unit
Please see attached list

Negotiable Items

Furniture

- Thomasville Dining Set
 - 46" x 78" table with two 20" leaves (seats 10)
 - Six Ladder back chairs
 - Two leather arm chairs
- Four counter stools (kitchen)
- Foyer chest
- Office Furniture
 - Stanley Executive Desk
 - Credenza
 - Hutch
- Living room furniture
 - Sofa
 - Chair and ottoman
 - Two tufted chairs
 - Rectangular coffee table
 - Round end table
 - Two accent tables
 - Lamps
- Thomasville 6-piece bedroom set
 - Headboard
 - Footboard
 - Bench
 - Chest
 - Two night stands
- Lower level furniture
 - Hall table (at bottom of stairs)
 - Sofa
 - Two leather recliners
 - Coffee table
 - Two end tables
 - Four bar stools
 - Pub table with four stools
 - Entertainment center
- Sunroom furniture
 - Love seat
 - Two chairs
 - Coffee table
 - Two end tables

- Patio furniture
 - Round table
 - Six chairs

Rugs (all hand-tufted)

- Karastan, Dining room
 - 8.5 x 11.5
- Suyra, Rear foyer
 - 2 x 3
 - 4 x 6
- Suyra, Living room
 - 10 x 14
- Suyra, Front foyer
 - 4 x 6
- Suyra, Office
 - 8' octagon

Furnishings/Décor

- All artwork
- Platter on kitchen mantle
- Rear foyer mirror
- Front foyer mirror
- Floor mirror in bedroom
- 2-piece circular artwork on top of living room cabinet

Other

- 9' slim pre-lit Christmas tree (Taylor Creek)
- Toro riding lawnmower
- Snowblower
- Two 11' kayaks
- Garage cabinets
 - Three tall storage cabinets
 - Workbench
 - Rolling storage cabinet