2204 River Trail Court

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.**

**Covered Front Porch:**

Concrete, soffit lighting, Ring doorbell, storm door, front door (E) w/ 2 side lights and glass transom window

**Foyer:**

Tile flooring, updated chandelier, open to great room and dining room/hearth area

**Great Room:**

Carpet, 12 ft. ceiling, recessed lighting, ceiling fan, 2 windows w/ glass transoms (W) w/ cordless assisted blinds, full brick gas fireplace, wood mantle, decorative ledge w/ electricity

**Dining Room/Office:**

Tile flooring, 12 ft. ceiling, updated chandelier, large window w/ glass transom (E) w/ cordless assisted blinds, open to foyer and kitchen

**Kitchen:**

Tile flooring, 12 ft. ceiling w/ niches, recessed lighting, Corian countertops (2018), kitchen breakfast bar w/ seating, updated stainless steel appliances (2018) Frigidaire gallery stove, microwave, armoire refrigerator w/ water/ice dispenser, dishwasher

**Dinette:**

Tile flooring, new light fixture, patio door (W) which opens to newly updated concrete patio

**Master Suite:**

Carpet, crown molding, ceiling fan, sitting area, 2 windows (E) and 2 windows (S) w/ cordless assisted blinds, hardware to mount TV, walk-in fitted closet w/pocket door

**Master Bath:**

Tile flooring, window(S) & (W) w/ cordless assisted blinds, double sink vanity w/ Corian countertops (2019), updated vanity

**Master Bath cont’d:**

lighting, jetted tub, shower insert, linen cabinets w/ TV hookup, private water closet w/ window (W)

**Split Bedroom floor plan:**

**Bedroom #2:**

Carpet, window (N) w/ blinds, ceiling fan, walk-in fitted closet, 2nd closet

**Full Bath:**

Tile flooring, double sink vanity w/ Corian countertop (2019), tub/ shower insert, vanity lighting, recessed lighting

**Bedroom #3:**

Luxury vinyl plank flooring, window(W) w/ blinds, ceiling fan, walk-in fitted closet

**Laundry Room:**

Tile flooring, shelf, hanging bar, Samsung Active washer & Samsung (**negotiable**)

**Back Hall:**

Coat closet, linen cabinets, door to lower level

**Lower Level/Finished in ‘19**

**Recreation Room:**

Luxury vinyl plank flooring, recessed lighting, big open space, wet bar w/ cabinets, granite countertops, mini-fridge (not included), hardware for mounting TV, storage closets & additional unfinished space

**Family Room:**

Luxury vinyl plank flooring, wood/timber pillars, hardware for

**Family Room cont’d:**

mounting TV, recessed lighting, plumbed for gas fireplace insert or pellet gas stove

**Flex Room:**

Could be a 4th bdrm w/ addition of an egress window, carpet, wood feature wall, large storage closet, recessed lighting

**Full Bath:**

Luxury vinyl tile floors, single vanity, vanity light, recessed lights, shower insert, storage closet

**Utility Room:**

Storage, AprilAire, Water Right water softener, Quiet Vent central ventilation system, Vacuflo central vacuum system

**Garage:**

Finished walls, floor drain, service door, garage door opener, **refrigerator is not included**

**Extras:**

New roof 2015, Simpli Safe security system (**included**), Nest thermostat, Ring doorbell (**included**), fenced in backyard, private exit door to wood steps to wooded ravine, located on a family-friendly cul de sac, new stamped concrete patio(2016), landscape curbing throughout property (2017), downspouts buried 2015