

Sandra Ranck

2210 WOOD DUCK CT ADDITIONAL INFORMATION

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:

Cement walkway leading to cement porch
Recessed lighting w/ motion detection
Solid front door (N) w/ 2 side lights
Ring doorbell

Foyer:

2-story
Tigerwood hardwood flooring
Open staircase w/ new neutral carpet
Updated chandelier
Front hall closet w/ outlet on top
Storage closet under staircase
Open to great room, music room and office

Office/Music Room:

Glass double doors w/ transoms
Tigerwood hardwood flooring
Speakers
Recessed lighting
Built-in custom bookshelves
Cabinets
Bench w underneath storage
Large window w/ transoms (N)
Window w/ transom (E)
2 glass transoms to bring natural light into other rooms
Tray ceiling w/ accent lighting

Music Room/Office/Dining Room:

Wood columns
Tigerwood hardwood flooring
Chandelier
Speakers, built-in buffet w/ pull out shelves
Glass cabinet doors w/ cabinet lighting
Granite countertop
Dark mirrored back splash
Large window w/ transoms (N)

Great Room:

12 ft. ceilings
Wood columns
Recessed lighting
Speakers
Coffered ceiling
Gas fireplace w/ heat fan w/ tile surround & wood mantle flanked by custom cabinetry w/ glass shelves w/ accent light in an arched detail
65" mounted Samsung TV (included)
Floor to ceiling windows w/ transoms (S)
Open to dinette and kitchen

Dinette:

Ceramic tile w/ in-floor hydronic heat
Bay window w/ transoms (S), (W), (E), letting in tons of light
Updated light fixture
Looks over sports court & beautifully landscaped yard
Glass door w/ transom & storm door (E) opens to stone paver patio
Speakers
Recessed lighting

Kitchen:

Ceramic tile w/ in-floor hydronic heat
Pendant lighting
Recessed lighting
Speakers
Customized cabinets to ceiling level
Glass upper cabinets w/ lighting
Soft close drawers
Slide out shelves inside cabinets
Appliance garage w/ electric outlets
Dish pantry customized to store dishes @ countertop level
Honed granite backsplash w/ stainless inserts
Main island elevated breakfast bar w/ seating
Hidden outlet strips & wired internet connection
Honed granite countertops

Kitchen cont.

Elevated KitchenAid dishwasher
Large sink
Second kitchen island
RO water filtration
Hot water dispenser
GE beverage refrigerator
GE built-in microwave
Custom cabinet built-in warming drawer
Dacor commercial grade vented hood
Dacor 6-burner gas stove w/ electric convection oven
GE armoire fridge w/ water dispenser
Electric outlets underneath upper cabinets
Under cabinet lighting
Built-in white board/2-month scheduler

Mudroom cont.

Built-in lockers, cubbies & bench area
Recessed lighting
Nook area w/ hooks
Large walk-in closet w/ California Closet systems customization
GE security panel, door to garage

Half Bath:

Custom vanity
Tigerwood hardwood floors
Granite countertop
Sconces
Floating shelves
Glass transom over door

Door to Separate Suite Wing from Living Area

Owner Suite:

Transom glass over door
Large window (S)
Pocket door
Tigerwood hardwood flooring
Tray ceiling w/ rope lighting
Crown molding
Light fixture
Recessed reading lights
Painted wood
Mounted Samsung television w/ floating shelf
Corner gas fireplace w/ heat fan
Sound proofing in common wall w/ living room
Speakers

Owner Closet:

Walk-in
Pocket door
Tigerwood hardwood flooring
Light fixtures
Access to attic
California Closet system
Window (N)

Owner Bath (2018 update):

Tile flooring
Window (S) & (W) over Bain Ultra Air jet tub
Customized cabinetry
Corner cabinet space for TV (not included)
2 sink vanity w/ quartz countertops,
Linen towers
Recessed lighting

Walk-in Pantry:

Ceramic tile w/ in-floor hydronic heat
Floor drain
Lights
Built-in California Closets customized shelving

Glass transom Transition to Back Hall

Second Staircase w/ New Neutral Carpet to Upstairs

Full Bath:

Ceramic tile w/ in-floor hydronic heat
Customized vanity
Silestone countertop
Transom window to borrow light
Recessed lighting
Linen closet
Shower insert w/ glass door

Laundry Room:

Ceramic tile w/ in-floor hydronic heat
Storage closet w/ laundry chute
Custom cabinetry w/ built-in desk area w/ wired internet
Sink w/ large Silestone counter workspace
Speakers
Large storage area w/ slide out wired laundry baskets
Hanging bar

Mudroom:

Customized area w/ corkboard, cabinetry & charging station
2nd front entrance glass/wood door (N) w/ built-in blinds
Motion sensor lighting
Ring doorbell
Ceramic tile w/ in-floor hydronic heat

Owner Bath (cont.):

Speakers
Updated designer sconces and chandelier
Linen closet
Walk-in tiled shower w/ glass door, bench, product nooks
2 shower heads and handheld sprayer
Ceiling heat fan

2-Story Open Staircase to Upstairs w/ New Neutral Carpet (2021)

Large walk-in cedar closet w California Closet system
Extra wide hall for game table or play area

Bedroom #2/Office:

Elevated
New neutral carpet (2021)
Ceiling fan
Speakers
Customized bookshelves and cabinetry
Wired for internet
Mounted TV
3 windows (S)
Large walk-in closet w/ California Closet system

Full Bath:

Tile flooring
Custom vanity w/ granite countertops
Linen tower
Full shower insert w/ bench and glass door

Bedroom #3:

New neutral carpet
Ceiling fan
Large window (N)
Closet w/ California Closet system
Wired internet
Wired for ceiling speakers (not installed)

Bedroom #4:

New neutral carpet (2021)
Ceiling fan
Walk-in closet w/ California Closet system
Window (N)
Wired for internet and ceiling speakers (not installed)

Private Vanity:

Tile floors
Customized vanity
Granite countertops
Linen tower
Vanity lighting

Full Bath:

Tile floors
Tub/shower insert
Shower head and hand-held shower head
Linen closet
Recessed lighting

Bedroom #5:

New neutral carpet (2021)
Ceiling fan
Walk-in closet w/ California Closet system
2nd closet
Row of transom windows (S),
Wired for internet and ceiling speakers (not installed)

Lower Level

Carpeted stairs
Sconces
9 ft. ceilings
Garage access w/ wide door and stairs

LL Family Room:

Carpet w/in-floor hydronic heat
Speakers
Architectural feature wall

LL Bar Area/Kitchenette:

Tile flooring
In-floor hydronic heat
Customized cabinetry
Laminate countertops
Floating shelves
Sharp microwave
Armoire refrigerator w/ ice/water dispenser
Sink w/ disposal
Water filtration dispenser
KitchenAid dishwasher
Pendant lighting
Bar seating

LL Game/Cardio Room:

Carpet
In-floor hydronic heat
At-grade windows (S)
Ceiling fan
Recessed lighting
Speakers
Samsung TV mounted

LL Exercise/Weight Room:

Carpet
In-floor hydronic heat
Glass door
Recessed lighting,
At-grade corner windows (W) & (S) w/ ledge
Speakers
Ceiling fan
Large mirror

LL Full Bath:

Tile floors
In-floor hydronic heat
Pedestal sink
Full shower insert w/ glass door

Theatre Room:

Double door entry
Carpet w/in-floor hydronic heat
Sconces
Sound proofing in ceiling
Mounted Mitsubishi projector & screen
Surround sound
Separate door to utility room & component storage

Utility Room:

Large Storage area (48'x18')
Work bench w/built-in shelving
Utility sink
2 sump pumps new in 2019 (1 with battery backup)

Garage:

5-stall finished garage
Composite stairway
Hot Dawg heater
Windows (E)
California Closet garage storage system w/ workbench
Rear service door w/ access to patio
Rear garage door & concrete landing for backyard access
Drains
Utility sink

Garage cont.

Room plumbed for bathroom w/ tile floor
Finished walls & climate-controlled w/ privacy window
Extra wide door
Stairs to lower level

Patio:

Zero entry level to home
Electrical connection available for hot tub
Gas connection available for grill
Leads down to main paver patio
Surrounded by block seat wall
Fire pit on outside wall w/ built in block bench
Outdoor speakers
Soffit lighting
Motion triggered lighting

Yard:

Large professionally landscaped lot
Multi-function sport court w/ pole light

Extras:

Located on a cul de sac
Security system
Central vacuum
Sprinkler system
3 furnaces w/ 7 zones for optimal temperature control
Aprilaire high efficiency filters
Aprilaire humidifier panels
Ultra Aire fresh air intake & dehumidifier (2018)
Radon mitigation system
RO water system
Whole house water & chlorine filter
Water softener
(2) 40 gal. water heaters (2019)
Recirculating hot water lines for instant hot water
Boiler for in-floor heat (2019)
Wired & wireless home security system
Ring doorbells
Triple pane Pella windows w/ inserted blinds
Double wrap exterior
Foamed insulation walls
Built by Kwaterski Construction

Included: All upper and lower appliances, Water Softener, All mounted TVs

Not Included: Non-mounted TVs, Fridge & Freezer in Walk In Pantry, Washer & Dryer