

Sandra Ranck

1065 CROWN POINTE 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.

Foyer:

Hickory hardwood flooring
Tray ceiling w/ crown molding
Guest coat closet
Front door with side lights & transom (west)
Opens to great room
Open to staircase to lower level
Window over staircase (west)
Recessed lighting
Three-point locking mechanism on front door to reduce drafts

Great Room:

Beautiful water views
Hickory hardwood flooring
Vaulted ceiling w/ large designer metal light fixture
Accent barn wood beams across ceiling
Accent barn wood beams framing entry
Gas FP w/ floor to ceiling stone surround
Barn wood mantel with hidden electrical outlet
Built in cabinetry on FP wall
Huge set of windows facing water w/ shades (east)
Built in speakers
Open to kitchen

Kitchen:

Beautiful water views
Hickory hardwood flooring
Stone countertops
Diagonal rectangle subway tile backsplash
Large island w/built in space w/stainless steel microwave
Soft close drawers/cabinets
Additional coffee bar area w/ storage
Pull out garbage/recycling
Accent barn wood beams framing entry
Kohler apron sink
Recessed lighting
Metal pendants above island
Large walk-in pantry
Built-in speakers
Open to great room/dinette

Kitchen cont.:

Central vac toe kick automatic dustpan system
Cabinet lighting
Discrete under-cabinet power outlets

Kitchen Appliances:

Stainless Gas KitchenAid dual-fuel double oven
Stainless hood w/ light/vent
Stainless KitchenAid dishwasher
Stainless KitchenAid armoire style refrigerator

Dinette

Beautiful water views
Hickory hardwood flooring
Tray ceiling with accent barn wood beams
Designer light glass fixture
Recessed lighting
Large bank of windows facing water (east) w/shades
Large bank of windows with water view (north) w/shades
Open to kitchen
Patio door with transom to sunroom w/ shades

Three Seasons/Sunroom

Beautiful water views
Tile flooring
Stained tongue & groove ceiling (knotty pine)
Hanging light fixture
Built in speakers
Recessed lighting
Door w/transom to patio area
Patio door with transom to dinette
Natural gas grill/fire pit line to patio
Dedicated recessed lights for grill area

Mud Room

Tile flooring
Bench/cubby storage/coat hooks
Custom cabinetry
Stone countertops
Large coat/storage closet
Window (west)
Light fixture
Accent lighting
Door to garage
Alarm panel

Laundry Room

Tile flooring
Custom cabinetry
Stone countertops
Window (west)
Utility sink
Hanging bar
Recessed lighting

Half Bath

Tile flooring
Floating vanity
Stone countertops
Glass light fixtures flanking mirror
Tile accent wall
Insulated walls for sound mitigation

Owner Bedroom

Beautiful water views
Neutral carpet
Tray ceiling with crown molding and soft lighting
Designer metal light fixture
Patio door to patio w/ transom overlooking water (east)
w/ blinds
Alarm panel
Bank of transom windows w/ blinds (south)
Triple-pane Pella windows with built-in blackout blinds
Dedicated zone for the heating and cooling systems

Owner Closet

Neutral carpet
Large mirror
Built in cabinetry and dressers
Light fixture

Owner Bathroom

Tile flooring
Pocket door
Floating vanity
Two sinks
Neutral stone countertops
Accent tile ribbon behind vanity
Linen storage cabinetry
Four sconces on vanity wall flanking mirrors
Free standing tub
Recessed lighting
Separate water closet w/transom window
Large, luxury walk-in fully tiled shower
Full glass shower door w/ showerhead and hand-held
Recessed lighting in shower
Built-in alcove/nook and bench in shower
Interior transom bank of windows w/blinds (east)
Triple-pane Pella windows with built-in blinds
Stub out for built in speakers in ceiling
Next door to laundry room for easy cleanup
Insulated walls for sound mitigation

Bedroom #2

Neutral carpet
Light fixture with ceiling fan stub out
Window w/ transom & blinds (west)
Double door fitted closet
Ladder access to loft space
Pocket door to shared bath

Bedroom #3

Beautiful water views
Neutral carpet
Light fixture with ceiling fan stub out
Window w/ transom & blinds with water view (east)
Double door fitted closet
Ladder access to loft space
Pocket door to shared bath

Loft

Neutral carpet
Recessed lighting
Crystal light fixture
Built in benches & cabinetry
Accessible from both bedrooms

Shared Full Bath

Tile flooring
Two separate vanities areas w/pocket doors
Built-in dresser drawer storage in each vanity area
Stone countertops
Pendant & recessed lighting
Separate water closet w/tiled tub
3 windows over each vanity & toilet (north)
Triple-pane Pella windows with built-in blinds

Staircase to Lower Level

Solid maple tread wood stairs w/carpet runner
Wrought iron spindles
Large window (west)

WALK OUT LOWER LEVEL

Family Room

Beautiful water views
Neutral carpet
Gas fireplace
Stone surround
Built in speakers
Recessed lighting
Patio door with built-in blinds and water views (east)

Dining/Flex Area

Windows with water views w/blinds (north & east)
New luxury vinyl tile
Accent sconce lighting flanking windows
Metal light fixture

Wet Bar

Custom cabinetry
Under cabinet lighting
Kohler Sink
Beverage fridge
Tile backsplash

Exercise Room

Exercise mat flooring
Recessed lighting
Built-in speakers
Insulated walls for sound mitigation

Office

Windows with water view w/blinds (east)
New luxury vinyl tile floor
Custom cabinetry with lit display cases
Built-in desk
Light fixture

Office cont.:

Ceiling mounted Wi-Fi next to office door
Three dedicated CAT-6 Ethernet connections
Dedicated electrical circuit for modems and networking equipment
Cable and phone connections
Insulated walls for sound mitigation
Could add closet to be 5th bedroom

Storage Room #1

Carpet
Lockable door to sump pump
Redundant sump pumps with battery backup
Light fixture

Storage Room #2

Vinyl tile floor
Shelving
Overhead lighting
Pocket door

Bathroom

Tile floor
Stone counters
Recessed lighting
Vanity light
Linen storage
Shower

Bedroom #4

Neutral carpet
Two fitted closets
Ceiling fan
At grade window w/ blinds (north)

Garage

3 stalls
Plastered, painted, and insulated
Hot Dawg gas heater
Floor drains
Central vac
Service door to outside
Access to basement
Attic storage

Exterior

All brick exterior
Pella windows & patio doors
Large covered concrete front porch
Concrete driveway lined with brick
Concrete front walk lined with brick
Extensive, professional landscaping
Rain Master lawn sprinkler system
Stone patio w/ pillars and metal railing off owner bedroom overlooking water
Water side storage room with electricity
Stub outs for future electrical needs in front and back of house
Soffit mounted outlets for seasonal decorations or security cameras
Multiple-zoned audio wiring (kitchen/living room, three-seasons, exercise room, and stub-out in owner bath)

Miscellaneous Home Information

Built by C & C Custom Homes
2x6 construction
Hard-wired access points for PoE Wi-Fi routers or extenders on each level
CAT 6 wiring to each television for gaming and smart TV usage
Basement to attic conduit pipes for future wiring and satellite needs
Whole-house water softener
Reverse osmosis water filtration for kitchen sink and refrigerator
Hot water recirculating pump
Three-zone heating/cooling system

Included

Washer/dryer
Exercise room pull-up bar
Network equipment cabinet
Office dual monitor mount

Negotiable

Televisions
Stainless Kitchen Aid Microwave
Wine barrel garden planters
Stainless natural gas grill
Network equipment (switch, power supply, cable modem)
Two Denon audio receivers

Hunter's Run HOA

Fee = \$600/year for the following amenities/services:

- Use of common areas, four ponds, beach, park/playground, tennis/pickleball court, basketball court
- Landscaping/maintenance of common areas/cul-de-sacs/ponds
- Social activities (Summer Food Truck Fridays, Family Fun Run, annual fall picnic, tailgate bonfire, ice party)
- Communications (private Facebook page, quarterly newsletter, emails)
- HOA administration (insurance, attorney fees, bookkeeper)