

Additional Information for 338 Traders Point Lane

Entrance/Foyer

- Exterior lantern fixtures
- Wood front door
- Vestibule area has French Door with beveled glass leading to Foyer
- Maple hardwood flooring
- Neutral paint
- Guest coat closet
- Ceiling light fixture
- Carpeted ½ turn stairs to Upper Level
- Door to Half Bath
- Pocket Door to Dining Room
- Open to Living Room

Living Room

- Neutral carpet
- Neutral paint
- Set of 4 windows facing front (SE)
- Wood-burning full stone masonry FP w/stained mantel and dentil detail
- Neutral tile surround and hearth
- Double glass door to Sunroom
- Stairway to upper level 4th bedroom bonus area above garage

Dining Room

- Maple hardwood flooring
- Neutral paint
- Set of 4 windows to front (SE)
- Neutral custom draperies (included)
- Additional 2 windows to side
- Ceiling light fixture
- Pocket door to Back Hall/Kitchen area /Pocket door to Foyer

Half Bath

- Maple hardwood flooring
- Ceiling light fixture
- Pedestal sink with sconce lighting on wall above mirror

Kitchen

- Maple hardwood flooring
- Neutral paint
- Neutral tile backsplash
- Recessed lighting
- Stained cabinetry
- Neutral laminate countertops
- Peninsula with seating for 4
- 1 large window above sink overlooking backyard (SW)
- 4 corner windows facing backyard/side
- Double stainless sink/ /pullout sprayer
- Garbage disposal
- Filtered water

Appliances:

- Kenmore Elite stainless steel 5 burner gas cooktop/self cleaning stainless oven
- GE profile stainless convection oven/microwave with built in vent/fan
- Frigidaire Professional series stainless side-by-side refrigerator with ice and water in the door
- Maytag dishwasher

Back Hall Area

- Maple hardwood flooring
- Neutral paint
- Pocket door to Dining Room
- Door to Lower Level
- Door to side of house/side deck area
- Utility/coat closet (has washer/dryer hookups)
- Painted cabinetry/pantry
- Counter/desk area with neutral laminate top and drawers and storage below
- Set of 2 windows overlooking side deck
- Recessed lighting

Dining Area

- Maple hardwood flooring
- Neutral paint
- Set of 3 windows facing back (SE)
- Neutral custom draperies (included)
- Ceiling light fixture
- Open with Kitchen, Sunroom and Foyer

Sunroom 8x 19

- Finished/added by current owner
- Neutral paint
- Painted trim and molding
- Neutral tile flooring
- Recessed lighting
- Lantern-style sconce on wall
- Painted double coat/storage closet
- Full glass door to Family Room
- 4 windows overlooking backyard
- Glass patio doors to back deck (SW)
- Door To Garage

Upper Level

- Neutral carpet
- Neutral paint
- Light fixture above stairwell
- Linen closet in hallway
- White framed large full size mirror on wall is included

Master Bedroom

- Neutral paint
- Ceiling fan
- 2 skylights
- 4 windows w/ blinds facing front (SE)
- Walk-in closet
- Door to Master Bath
- Door to Bonus/flex room above garage

Master Bathroom

- Neutral tile flooring
- Neutral paint
- Single Vanity/stained cabinetry below
- Built in stained medicine cabinet
- Vanity lighting on full mirror
- Skylight
- Shower w/ light/fan
- Kohler toilet
- Pocket door from Master Bedroom

Bedroom 2

- Neutral paint
- Ceiling fan/light fixture
- 2 windows w/ blinds facing back (SW)
- Large walk-in closet with window, ceiling light and built in desk area/cabinetry
- Attic access

Bedroom 3

- Ceiling fan/light fixture
- Set of 4 windows w/blinds front (SE)
- Large walk-in closet with window, ceiling light and built in desk area/cabinetry

Full Bath

- Neutral tile flooring
- Neutral paint
- Vanity with dual sinks/full mirror and scone above
- Stained cabinetry below sinks
- Neutral counters
- 2 windows w/blinds facing side
- Flush mount ceiling light/fan combo
- Tub /shower

Bedroom 4 /Bonus /Flex

- Neutral carpet
- Neutral paint
- 2 walls are reclaimed barn board
- Ceiling fan
- Wood ceiling beams
- Recessed lighting
- 2 windows with blinds facing front
- Large window with blind facing side
- Baseboard heating
- Wall AC unit
- Closets
- Finished by current owner
- Stairs to Main Level Family room

Lower Level

Family Room

- Carpet
- Neutral paint/paneled stained wainscoting below with chair rail
- Track lighting on ceiling
- Storage closet
- Door to storage area/stairs to Upper Level
- Door to mechanicals/Laundry area

Rec Room/Game Area

- Carpet
- Neutral paint/paneled stained wainscoting below with chair rail
- Track lighting on ceiling

Garage (attached)

- 2 stalls plus (approx. 30x32)
- 2 chamberlain openers
- Keyless Entry
- Heated
- 2 windows
- Door to Lower Level
- Door so Side yard/Front porch

Mechanicals/Laundry area

- Egress windows with window wells above washer and dryer
- Double utility sink
- American standard furnace (new 2014)
- Central air
- Kenmore Gas Water Heater
- Security system
- Sprinkler System
- 1st floor laundry option in Back hall

Miscellaneous

- 2x6 construction
- Gutter Guards
- Exterior is all stucco/field stone with Cedar trim
- Extensively landscaped private backyard with fence around perimeter (wood)
- Backyard is Western orientation
- Bird Feeder
- Large back deck (composite material) and Side Deck (wood) with Hot Tub
- Hot Tub can be included
- Concrete driveway
- Home Warranty included

WPS Averages:

- Gas \$66
- Electric \$170