

ADDITIONAL INFORMATION FOR 200 WILLIAM STREET #202

ENTRANCE

- Solid front door with 2 glass sidelights and transom
- Hardwood flooring
- Neutral paint
- Ceiling light fixture
- Carpeted stairs to Lower Level
- ½ flight carpeted stairs to main level
- 2 large guest coat closets on Main Level

LIVING ROOM

- Hardwood flooring
- Neutral paint
- Vaulted ceiling
- 2 large skylights
- Set of large windows w/ custom inset blinds (SW)
- Gas FP w/painted brick surround and painted wood mantel
- Built-in painted cabinetry/bookshelves on both sides of FP
- Wall speakers
- Open with Dining/Piano room

DINING ROOM/PIANO ROOM

- Hardwood flooring
- Neutral paint
- Painted ceiling beams
- Ceiling light fixture
- Open with Living Room
- Full glass sliding patio doors to 3 Season Porch/Back Deck

DECK

- Fox River Views/West
- Lock Views
- 16x12 plus 16x 5
- Wood/wood railing
- Gate down to trail/River Walk area
- Speakers, key box

KITCHEN

- Hardwood flooring
- Neutral paint
- Painted ceiling beams
- Recessed lighting
- Painted cabinetry
- Granite countertops
- Peninsula with seating for 3/4
Pendant lights above peninsula
- Double stainless sink/ /pullout sprayer/Garbage disposal
- 2 storage/pantry closets
- Open to Dining Area

APPLIANCES:

- WOLF stainless steel 4 burner gas cooktop/ stainless oven (2014)
- Zephyr stainless vent/fan/hood (2014)
- Samsung stainless refrigerator with ice and water in the door (2014)
- Bosch stainless dishwasher (2014)

DINING AREA

- Hardwood flooring
- Neutral paint
- Painted ceiling beams
- Metal ceiling light fixture over table
- Open with Kitchen
- Windows w/ blinds –view of deck
- Door (w/blind) to covered wood deck
- Deck 20x6-has outdoor recessed lighting

HALF BATH

- Remodeled 2014
- Neutral tile flooring
- Sconce lighting
- Vanity with granite top/stained cabinetry
- Kohler toilet
- Broan fan

UPPER LEVEL

MASTER BEDROOM/SUITE

- Hardwood flooring
- Neutral paint
- Ceiling fan
- Set of windows (Bay) w/custom inset blinds facing SW (River views/trail/sunset)
- Walk- in closet (attic access)
- Door to Master Bath

MASTER BATHROOM

- Neutral tile flooring
- Neutral paint (2014)
- Kohler vanity w/painted cabinetry/neutral granite top
- Sconce lighting
- Custom fully tiled large walk in shower with full glass door
- Broan fan/heat lamp
- Bi-fold doors to Washer/dryer

BEDROOM 2/SUITE

- Hardwood flooring
- Neutral paint
- Ceiling fan
- Recessed light
- Set of windows w/blinds (NE)
- Fitted closet
- Linen closet outside bedroom

FULL BATH (WITH BEDROOM 2)

- Remodeled 2014
- Neutral tile flooring
- Vanity w/painted cabinetry/neutral granite top/lighting above sink
- Window w/blind (NE)
- Full size tub /shower
- Tub is Kohler Jacuzzi with jets/wall control
- Broan fan

EXERCISE ROOM/AREA

- Hardwood flooring
- Neutral paint
- Recessed light
- 2 windows (NE) w/blinds
- Open/overlook down to main level

LOWER LEVEL

FAMILY ROOM

- Neutral carpet (new 2014)
- Neutral paint
- Recessed lighting
- Gas FP w/brick surround/painted wood mantel
- Storage closet
- Built in painted cabinetry/bookshelves
- 3 windows w/blinds facing SW

BEDROOM 3 (CURRENTLY OFFICE)

- Glass door from Family Room
- Neutral carpet (New 2014)
- Neutral paint
- Track lighting
- 2 windows w/ blinds (SW)
- Walk in closet

FULL BATH

- Neutral tile flooring (2014)
- Vanity w/ painted cabinetry/neutral countertop/lighting above sink
- Broan fan/heat lamp
- Full size Tub /shower combo

UTILITY ROOM

- Neutral laminate flooring
- Neutral paint
- Overhead lighting
- Stainless sink
- Storage/Utility closet
- Painted cabinetry/neutral countertops
- Window w/blind looking into Garage

GARAGE (ATTACHED)

- 2 stalls
- 2 additional outdoor parking spots
- 2 chamberlain openers
- Keyless entry on both doors
- Heated (Hot Dawg)
- Utility sink
- Overhead lighting
- Hose hookup
- Vacuflo central vac system
- Culligan water softener
- Door to Mechanicals

MECHANICALS

- Lennox furnace (new 2014)
- Central air (new 2014)
- Healthy climate humidifier
- Tankless gas water heater
- Security system

MISCELLANEOUS

- New Hardwood floors (2014)
- New Lower level carpeting (2014)
- Extensive interior painting (2014)
- New Kitchen appliances (2014)
- New HVAC (2014)
- 2 bathrooms remodeled (2015)
- New west facing windows (2016)
- Outdoor (screened) storage area for bikes, water toys, etc
- Boat slip included
- TVs negotiable
- WPS avg: Gas \$52, Electric \$120