

Additional Information 1306 S Sedona Circle

Entrance/Foyer

Engineered hardwood flooring
Neutral paint
Painted 8-inch baseboards
Painted crown molding
Glass/wood front door with etched glass and 2 sidelights
Crystal light fixture
Guest coat closet/transom glass above
Switch to control outdoor lighting (holiday lights)
Angled wood stairway to upper level
Open to Dining Room with transom window above (water glass)
Open to Great Room
Glass/wood French doors to Office
Built in ceiling speakers

Dining Room

Engineered hardwood flooring
Painted 8-inch baseboards
Painted crown molding
Ceiling light fixture not included
Recessed lighting (dimmer)
Open to Foyer/Kitchen
3 windows facing south/transoms above

Den/Office

Neutral paint
Carpet
Glass French doors w/painted wood mullions
Stained baseboards/woodwork
Vaulted ceiling w/stained wood beam from foyer with water glass transom window above
Metal circular ceiling light fixture w/dimmer
Built in stained bookcases on one wall
2 windows facing south with blinds
Built in ceiling speakers

Half Bath

Engineered hardwood flooring
Neutral paint
Painted 8-inch baseboards
Crystal/metallic light fixture
Furniture style stained vanity with granite top
Round Kohler sink
Wall mirror above sink not included
Kohler toilet
Decorative alcove

Master Bedroom/Suite

Neutral carpet
Neutral paint
Painted 8-inch baseboards
Tray ceiling w/perimeter lighting
Ceiling fan/light fixture w/ custom wall control
Recessed lighting/dimmer
3 windows facing golf course w/blinds
2 windows facing east w/blinds
Built-in ceiling speakers

Master Bath

Neutral ceramic tile flooring
Neutral paint
Painted 8-inch baseboards
Recessed lighting w/dimmer
2 granite top vanities with Kohler sinks and soft close drawers
Decorative neutral tile backsplashes
Full mirror above each sink with light fixtures attached
Extra deep freestanding tub w/sprayer
Detailed custom floor tile/tub surround
2 windows facing east above tub
Tiled double shower w/body sprays/bench/alcove/recessed light

Master Bath (con't)

Linen storage
Built-in ceiling speakers
2 large walk-in closets off master bath;
each with neutral carpet/paint,
automatic lights/recessed lighting
Pocket door to **water closet**:
Kohler toilet
Custom floor tile design
Built in wall magazine rack
Cabinetry above toilet

Great Room

Engineered hardwood flooring
Neutral paint
Painted 8-inch baseboards
16 foot coffered ceiling w/fan/light
fixture
Additional recessed ceiling lighting
w/dimmer
Built in ceiling speakers
Gas Fireplace/floor to ceiling
stone/wood mantel/limestone hearth
Built-in stained
bookcases/entertainment center
Large set of double height windows
facing the golf course
Double-width opening to Kitchen
w/paneled painted woodwork

Kitchen

Engineered hardwood flooring
Neutral paint
Painted 8-inch baseboards
Recessed lighting w/dimmer
Painted cabinetry with soft close
drawers/uppers have water glass
Neutral granite counters
Neutral tile backsplash
Under cabinet lighting
Hidden under cabinet outlets (8)
Built-in ceiling speakers
Open to Great, Hearth/Back hall

Island:

Granite top
2 iron lantern light fixtures
Cookbook shelving on ends
Architectural painted wood corbels
Seating for 4
Double stainless sink
Brushed stainless steel bridge faucet
Push-button garbage disposal control
Electrical outlets
Pullout garbage/recycling center
Built-in paper towel holder

Bar area:

U-Line under counter stainless
refrigerator
Granite top
Painted cabinetry with soft close
drawers/water glass fronts/interior
cabinet lighting
Built-in wine storage
Tile backsplash

Appliances:

Thermador 6 burner gas cooktop with
painted cookware storage drawers
below
Thermador fan/hood/vented to outside
Thermador double ovens (top one is
convection)
Thermador stainless dishwasher
Thermador built-in stainless side-by-
side refrigerator/freezer with ice/water
in door
Thermador pullout microwave drawer
Thermador built-in stainless
coffee/espresso machine

Dinette area:

3 large windows facing golf course
Iron/wood chandelier

Hearth/Family Room

Engineered hardwood flooring
Neutral paint
Painted 8-inch baseboards
Open to Kitchen
Glass door to back patio
4 windows facing golf course
Recessed ceiling lights/dimmers
Built-in ceiling speakers
Gas fireplace w/ black granite surround
Built-in painted
bookshelves/entertainment/cabinetry
w/ windows above

Laundry Room/Mud/Pantry

Neutral ceramic tile flooring
Neutral paint

Laundry Room:

Large metal chandelier
Painted cabinetry
Sweeper closet
Folding counter w/storage below
Hanging racks/shelving
Stainless utility sink
Washer and dryer not included

Mud/Back Hall Area:

Door to 3-stall garage
4 lockers w/stained cabinetry
Window facing south
3 light fixtures
Message center w/granite top/4 soft
close drawers
Coat closet

Pantry:

Walk-in, very large
Built in shelving
Overhead lighting/automatic when door
opens

Upper Level

Bedroom #2

Neutral carpet
Neutral paint
Stained woodwork
Tray ceiling w/ fan/light fixture
3 windows w/blinds facing golf course
Walk-in closet w/ceiling light fixture
Door to Full Bath (shares w/ Bedroom 3)

Bedroom #3

Neutral carpet
Neutral paint
Stained woodwork
Tray ceiling w/fan/light fixture
2 windows facing south w/blind
Walk-in closet w/ceiling light fixture
Door to Full Bath (shares w/Bedroom 2)

Full Bath

Neutral tile flooring
Neutral paint
Granite top vanities (one on each side of
bathroom) w/stained cabinetry and soft
close drawers
Full mirror above each vanity with wall
light fixtures
Recessed lighting
Window facing west
Central area of bathroom (stained
pocket doors on both sides) has Kohler
toilet, cabinetry above toilet, and tiled
shower/full bathtub

Bedroom #4 /suite

Vaulted Ceiling
Painted trim
Ceiling fan/light fixture
2 windows facing south w/blind
Walk-in closet (door to upper level
furnace)

Full Bath (Bedroom 4)

White square tile flooring
Painted trim
Marble top vanity with tile backsplash
Soft close cabinetry drawers
Light fixture above sink
Mirror above sink not included
Window w/blind facing south
Kohler toilet
Full glass door to walk- in custom tiled shower w/corner bench
Glass interior window to shower

Lower Level

Open concept
Neutral carpet on Stairway leading down from kitchen
Neutral paint throughout
Recessed lighting w/dimmers
Safety lighting on lower wall going down stairs
Game Closet
Stained woodwork
Built-in ceiling speakers

Bedroom #5

Currently being used as an exercise room
Neutral carpet
Neutral paint
4 windows facing east
Mirrored on one wall
Recessed lighting (dimmer)
Metal cutout drum-shade light fixture
Walk in closet with light fixture
Door to electrical room off closet

Full Bath

Neutral ceramic tile flooring
Neutral paint
Stained woodwork
Granite top furniture style vanity

Full Bath (con't)

Wall light fixture above vanity
Kohler toilet
Linen closet
Full-sized tub/shower

Rec Room/Family Room

Neutral carpet
Neutral paint
Recessed lighting w/dimmers
Built-in stained entertainment center
Built-in ceiling speakers
Open to Game/Kitchenette

Game Room

Neutral carpet
Neutral paint
Recessed lighting w/dimmers
Pool table light
3 windows facing east
Built-in ceiling speakers
Completely open to Family Room

Kitchenette/Bar

Engineered hardwood flooring
Neutral paint
Stained woodwork
Granite-top bar w/seating for 4-6
2 metal pendant lights over bar
Soft-close stained cabinetry/tile backsplash
Under-cabinet lighting
Built-in wine storage
Pullout garbage/recycling center
Oil rubbed bronze gooseneck faucet with motion sensor
Double sink w/push-button disposal
Stainless **Fisher & Paykel** dishwasher drawer
Stainless GE side-by-side refrigerator/freezer
Recessed lighting w/dimmers
Built-in ceiling speaker

Mechanicals/Miscellaneous

Gas water heater
April–Aire humidifier
2 Furnaces
ADT security system

*Avg monthly Gas Electric bills per
WPS: **\$224 Electric/\$79 Gas**

Refrigerator in basement storage area
doesn't stay

Omni Mount Design Sound System
negotiable

Garage

3 stalls (one double door, one single)
Extra room for a golf cart
2 Lift Master openers
Garage doors are white and have upper
arched windows and decorative black
trim
2 Drains
Keyless Entry
Steps/door to Lower Level
Attic Access
3 windows facing south
Ceiling speakers
Door to back patio

Outdoor features

On the 11th hole of Thornberry Creek
Golf Course
Direct TV satellite dish
Invisible fence
Hunter Sprinkler system with Rain
Sensor

Patio Area:

Built-in Bull gas grill/direct gas line hook
up
Grill area has granite top/storage below

Built-in stone in-ground wood-burning
fire pit w/gas start
Walkway to garage/parking pad
Yamaha outdoor speakers
Extensive landscaping
Security lighting/recessed lighting
Outdoor hose attachment
Door to garage

Information deemed reliable but not guaranteed