

Additional Information 1626 Arapahoe Trail

The purpose of 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 home.

Foyer

Hardwood flooring
Ceiling light fixture
Front door exterior painted in **2017**
Front door has upper windows and 2 sidelights
Neutral paint (**2018**)
Painted trim, crown molding and painted paneled wainscoting
2 guest coat closets
Additional double storage closet
Carpeted stairs to Upper Level
Open to Dining Room and Music Room

Dining Room

Hardwood flooring
Ceiling light fixture (dimmer)
Neutral paint (**2018**)
Painted trim, crown molding and painted paneled wainscoting
2 windows with white wood blinds facing front of home (SE)
Opening to Foyer and Kitchen

Music Room

Hardwood flooring
Neutral paint (**2018**)
Painted trim, crown molding and painted paneled wainscoting
2 windows with white wood blinds facing front of home (SE)
Glass French doors to Office and Family Room

Office

Hardwood flooring
Glass French Doors from Music Room
Recessed lighting
Painted trim and wainscoting
Painted built in bookshelves and cabinetry on one wall
Window with white wood blind facing front of home (SE)

Family Room

Hardwood floors
Recessed lighting
Neutral paint (**2018**)
Painted crown molding and painted ceiling beams
Gas/Wood burning FP w/ heat exchanger (converted to gas but can be changed back to WB)
FP has brick surround and hearth/painted wood mantel w/dentil detail
Wall of windows overlooking wooded conservancy (West)
Glass French Doors to Music Room
Open to Kitchen

Half Bath

Hardwood flooring
Sconce lighting
Kohler pedestal sink
Kohler toilet

Kitchen/Dinette Area

Hardwood flooring
Recessed lighting
Neutral paint **(2018)** w/ painted chair rail
Neutral tile backsplashes
Granite countertops
Pendant lighting above island
Ceiling light fixture over Dinette
Under-cabinet lighting
Windows above sink overlooking 4-Seasons Room
Built in cabinetry/pantry/storage
Built in desk area w/ granite top
Double stainless steel sink
Stainless Grohe faucet w/pullout sprayer
Culligan water filtration system
Garbage disposal
Entry to Back Hall (Garage, Laundry)
French doors to 4 Seasons Room

Appliances:

LG stainless French door refrigerator w/ freezer on the bottom **(2018)**
Kitchen Aid stainless dishwasher **(2018)**
Frigidaire stainless convection oven w/ 4 burner glass electric cooktop and warming drawer
Kitchen Aid stainless built-in microwave
Whirlpool oven

4 Seasons Room

Amazing private wooded view (West)
Wood walls and ceiling (knotty pine) – refinished 2016
Vaulted ceiling w/ skylight
One whole wall of windows (WEST) and additional 2 windows to side
Neutral carpet
Ceiling fan/light fixture (dimmer)
2 sets of sliding patio doors to wood deck /door to Garage

Back Hallway

Neutral tile flooring
Neutral paint w/ painted chair rail
Large coat closet
Ceiling light fixture
Door to Garage
Door to Laundry Room

Laundry Room

Neutral tile flooring
Neutral paint
Overhead lighting
Window facing front (East)
Painted bench w/ drawers
Folding counter w/ neutral laminate top and storage below
Painted upper storage cabinets above washer and dryer
Hanging clothes rack
Utility sink
Kenmore Sears washer and dryer (included)

Upper Level

Hallway has neutral paint **(2018)**, painted wainscoting and crown molding, 2 ceiling light fixtures and painted storage and linen cabinetry

Master Bedroom/Suite

Neutral carpet
Neutral paint 2 windows w/ white wood blinds facing front (SE)
Opening to Master Bath

Master Bathroom

Neutral tile flooring
Neutral paint
Double vanities (separated by pocket door) w/ quartz tops
Painted cabinetry/linen storage/vanity
Sconce lighting above mirrors
Jacuzzi tub w/ neutral tile surround
Heat lighting
Walk in tiled shower w/ glass door and recessed light
Skylight (replaced in 2013 when roof was replaced)
2 windows facing back (west) w/ wooded conservancy view
Large 10x6 walk in closet

Bedroom 2

Neutral carpet
Neutral paint (2018)
Ceiling light fixture
2 windows w/ white wood blinds facing front (SE)
Walk-in fitted closet

Bedroom 3

Neutral carpet
Neutral paint/painted chair rail/neutral paint below
Ceiling light fixture
Window w/blind facing back (West) w/wooded conservancy view
Closet w/ painted bi-fold door

Full Bath

Neutral tile flooring
Dual vanities (separated by pocket door) w/quartz tops
Painted cabinetry/linen storage
Sconce lighting above mirrors
Tub/shower combo w/ sliding glass doors
Window facing back (west) w/ blind and wooded conservancy view

Bedroom 4

Neutral paint (2018)
Ceiling light fixture
2 windows w/blinds facing back (West) w/wooded conservancy view
Walk in fitted closet

Lower Level

Remodeled 2016
Carpeted stairs going down from
Kitchen
Mechanical Room, Workshop Room at
bottom of stairs

Family Room/Game Area

Neutral carpet
Neutral paint
Recessed lighting
Windows to back (West) w/ wooded
conservancy views (blinds)
Sliding glass patio doors (blinds) to
Covered Patio
2 storage closets
Door to Full Bath
Opening to Kitchen Area
Opening to Exercise Room

Bathroom

Neutral tile flooring
Neutral paint
Door to closet w/ second water heater
(2012)
2 Vanities (one sink) w/ neutral top
Sconce lighting over vanities
Stained cabinetry/linen storage
Corner shower (partly tiled) w/ glass
door
Ceiling heat lighting
Tiled Jacuzzi corner tub w/ mirrored
wall
Recessed lighting over tub

Kitchen

Neutral tile flooring
Neutral paint
Recessed lighting
Open w/ Exercise Room
Stained cabinetry
Neutral countertops
Stainless sink (triple) w/ garbage
disposal
Stainless under-counter **SUB ZERO** bar
refrigerator
Frigidaire Gallery stainless steel full size
dishwasher
Whirlpool 4 burner electric cooktop
Kitchen Aid stainless microwave above
cooktop

Exercise Room

Neutral tile flooring
Neutral paint
Recessed lighting
Open with Kitchen area
Open with Family Room

Bedroom 5

Neutral carpet
Neutral paint
Ceiling light fixture
Walk in closet
Windows w/ fabric shades overlooking
walkout brick
Wall electric heater control

Flex Room

Currently being used as a Bedroom
Neutral carpet
Neutral paint
Ceiling light fixture
Windows w/ vertical blinds overlooking
walkout brick
Wall electric heater control

Garage (3 car)

Keyless entry
3 stalls/3 openers
Floor drain
Door to 4 Seasons Room
New exterior light fixtures (2018)
Attic access
Toro sprinkler control on wall

Mechanicals

Carrier modulating furnace (2018)
Air Conditioning (2018)
GE gas water heater w/ transferrable lifetime warranty (2012)
Rheem gas water heater (2016)
April Aire humidifier
Sump pump
Security system
Toro sprinkler system (irrigation system water provided by well water-but property on city water)
Culligan water softener and water filtration

Covered Patio/Lower Deck

Large Brick Patio-Walkout from Lower level Family room
Ceiling Fan
Underneath 4 Seasons room
Leads to Lower Deck (Trex)
Stairs to Upper Deck
Stairs to Garage/Parking Area

Miscellaneous

*Average monthly Gas/Electric bills last 12 months per WPS:
Gas \$82/ \$Electric 120

Per owner:

New fridge and dishwasher 2018
New modulating furnace 2018
New A/C 2018
Fresh paint in several rooms 2018
Shutters and front door painted 2017
New exterior lanterns 2018
Vanities upstairs (4) replaced with quartz 2017
Upstairs sinks and faucets replaced 2017
All woodwork painted 2016
Lower level renovation 2016
Sunroom walls and ceiling refinished 2016
Lower level water heater new 2016
Hardwood floors recoated 2014
Water heater upper level 2012-transferrable lifetime warranty
Roof replaced 2013
Dormers re-sided 2013
Skylight replaced 2013
Gutters and downspouts replaced 2013
Gutter guards replaced 2013