

## **Additional Information for 1047 Coronado Court**

**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 property.**

### **Entrance/Foyer**

Hardwood flooring  
Neutral paint  
Guest coat closet  
Additional coat closet and door to  
Garage right outside Laundry Room  
2 ceiling light fixtures  
Glass French doors to Bedroom 2

### **Family Room**

Neutral carpet  
Staircase (carpet) to Lower Level  
Recessed lighting  
Gas FP w/neutral tile surround/stained  
wood mantel  
Sliding glass patio doors to concrete  
patio (south) (draperies included)  
1 window (west)–draperies included  
Door to Master Suite

### **Kitchen**

Vaulted ceiling  
Hardwood flooring  
Stained cabinetry  
2-tiered island w/ seating for 4  
Recessed lighting  
Neutral laminate tops  
Designer rattan pendant lighting above  
island  
Custom light fixture over dinette area

### **Kitchen (con't)**

Kohler double sink with stainless pullout  
sprayer/disposal  
Pullout garbage/recycling  
Windows (draperies) facing west  
Walk-In pantry  
Dinette Area

### **Appliances:**

GE stainless steel 4 burner electric  
cooktop  
GE built-in Space Maker microwave  
Vent/Fan  
GE refrigerator  
GE dishwasher

### **Master Bedroom**

Neutral carpet  
Neutral paint  
Tray ceiling w/ stained crown molding  
Ceiling light fixture  
2 windows (draperies included) -south

### **Master Bath**

Neutral tile flooring  
Neutral paint  
2 Vanities w/neutral laminate  
tops/stained cabinetry below  
Sconce lighting (dimmer) above sinks  
Walk in shower w/ sliding glass  
door/light  
Built in linen storage  
Kohler toilet/Fan  
Door to large walk-in closet

## **Bedroom 2**

Neutral carpet  
Neutral metallic paint  
Designer chandelier  
2 sets of windows (draperies included)  
facing north and west  
Walk-in closet

## **Full Bath**

Neutral tile flooring  
Neutral paint  
Vanity w/neutral laminate top/stained  
cabinetry below  
Sconce lighting (dimmer) above sink  
Window w/roller shade (west)  
Full size tub/shower  
Built in linen storage  
Kohler toilet  
Fan

## **Laundry Room**

Neutral tile flooring  
Neutral paint  
Ceiling light fixture  
Stained cabinetry (upper and lower)  
Neutral laminate top/folding counter  
Storage closet  
Hanging racks

## **Lower level**

Egress Window  
Full Basement

## **Mechanicals**

Bradford white Gas Water Heater  
Central Air  
Sump pump  
Tempstar Furnace  
Rainbird sprinkler system

## **WPS averages:**

Gas \$53  
Electric \$86

## **Garage (Attached)**

2 stalls  
Lift Master Opener  
Keyless Entry

## **Miscellaneous**

Pella windows  
Concrete driveway  
Brick exterior  
Stamped concrete patio  
Privacy Fence  
Southern and Western exposure

Polo Point (PPHOA) optional amenities:

Clubhouse w/ gym, indoor Pool/hot tub,  
Kitchen, Library, meeting and  
conference rooms

Lawn/ Landscape/Snow \$94.50/mo,  
Clubhouse \$55/mo, HOA fee \$3/mo

If opting out of all amenities then HOA  
fee is \$36/yr.