

Amenities- 2982 Harbor Winds Drive

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.

This is a beautiful two-story lakeside residence ...

- 5 bedroom
- 4 full baths: 1 Master Bath, 2 upper, and 1 in the lower level.
- 2 half baths: Main level
- 3 stall garage (1 2 car and 1 1 car)
- 1 Acre park-like lot
- 88' of water frontage on 66 acre Harbor Lights Lake/new beach area/dock

Specific Amenities

- Extensively renovated in 2018/2019 by Designs of the Interior/C & C Custom Builders
- Completely new kitchen/sunroom/great room/butler's pantry/back hall/laundry/master bath/master closet
- Old world craftsmanship hand done oak parquet floors w/ custom satin finish stain

Home Exterior

- All brick/limestone accents
- Stamped concrete driveway
- Extensive stone landscaping (professionally installed)
- Sprinkler system in beds & lawn.

Front Entry/Foyer

Custom wood front door (painted '18)
Twin front coat closets
Hand-crafted oak parquet floors/custom stain '18
Freshly painted '18
Twin side lights frame custom wood door
Large foyer leading to central hall
New wall sconces '18
New custom wrought iron railing w/ wood open staircase '18

Music Room/Sitting Area

Hand-crafted oak parquet floors/custom stain '18
New light fixture '18
New coordinating wall sconces w/ Foyer '18
Painted walls & millwork '18

Half Bath

Custom wood vanity '18

Quartz countertop '18

Kohler fixtures/gold accents '18
Grass cloth wall covering '18
Hand-crafted oak parquet floors/stained '18

Great Room

New coordinating wall sconces '18
Open 2-story room
2-story curved wall of windows looking out on gorgeous water views(East)
Massive rod-iron chandelier '18
Refined wood coffered ceiling w/ plaster inserts
XL custom plaster/wood/marble gas fireplace '18

Great Room Cont'd

Mounted TV into fireplace w adjustable arm and built-in speakers '18
Built-in bookshelves and cabinetry (painted '18)
Hand-crafted oak parquet floors/stained '18
Painted walls/millwork '18

Library/Office

2 glass French doors
Wood coffered ceiling w/ plaster inserts
New light fixture/matching sconces '18
Curved window bank overlooking side garden (South)
Surrounded by built-in bookshelves
Private closet w/ custom filing drawers and shelving to space housing electronics
Hand-crafted oak parquet floors

Kitchen and Dining Area

Brand new custom kitchen '18 & '19
French doors to outside balcony and gorgeous water views (East)
Windows (East)
Hardwood floors '18
Flush-mount/extra-tall custom painted cabinetry
Appliance garage
Drawer cabinetry w/ soft close
Decorative wood shelving (open)
Glass front cabinetry
Quartz countertop
Quartz backsplash
XL stained island w/ large stainless- steel sink
Quartz countertop
Garbage pull-out
Storage on one side and seating on the other
2 high-end metallic shade pendant lights
Recessed lighting
Custom art/magnet board w/ artwork picture light

Appliances

Cabinet-front side by side 48" Sub-Zero fridge/freezer
Wolf microwave/steam/oven
Wolf convection oven
Wolf 6-burner/grill stovetop

Restaurant-grade wooden hood, vented to the outside (flanked by 2 stunning sconces) and surrounded by quartz/penny-tile backsplash
Cabinet-front Bosch dishwasher

Butler's Pantry

All new '18 '19
Twin custom pantry cabinets
Flush-mount cabinetry
Cabinet-front dishwasher drawers
Cabinet-front fridge/freezer
Quartz countertop
Stainless steel sink
Hardwood floor
Impressive oversized chandelier

Sunroom

Single French door
French doors to outside veranda (South)
Bank of windows (East)
French doors to side yard (North)
Hexagon tile floor '18
Stunning one-of-a-kind chandelier '18
Painted walls & millwork '18
Radiant heat

Mudroom/Back Hall

All new '18
Hexagon tile
Vented custom storage
Bench w/ open and closed storage
Wall of custom built-in storage/hidden electrical
Door leads to single stall garage
Door leads to double stall garage

Back Half Bath/Back Hall

All new '18
Pocket door
Hexagon tile
Custom vanity/mirror/lighting
Kohler fixtures/gold accents

Upper Level

Open staircase w/ wrought-iron spindles, custom railing, custom wood treads and stair lighting leads to a hand-crafted oak parquet floor
landing/Redesigned/Refurbished '18

Bedroom #1

Hand-crafted oak parquet floor/stained '18
Large double-door fitted closet
2 windows w/ custom draperies/'18 (West)
New light fixture '18
Painted walls/millwork '18

Bathroom

Twin wood vanities
Corian countertops
Tile floor
Large linen cabinets
Tub/shower insert w/ tile surround
New lighting '18

Bedroom #2

Hand-crafted oak parquet floor/stained '18
Large fitted walk-in closet
Door to upper mechanical room
Bay of windows w/ custom draperies '18 (South)
New light fixture
New paint walls/millwork

Bedroom #3 (En-suite)

Extra-large bedroom
Hand-crafted oak parquet floor/stained '18
Large double-door fitted closet
2 windows w/ custom draperies/'18 (West)
1 window w/ custom draperies/'18 (South)
New light fixtures/'18
New paint walls/millwork
Radiant heat

En-Suite

One wood vanity
Corian counter
Tile floor
Tub/shower insert w/ tile surround
Linen Cabinets
Window (North)
Radiant heat

Master Suite

Hand-crafted oak parquet floor/stained '18

Refined wood-beam coffered ceiling with plaster inserts within a tray ceiling
Wood/tiled gas fireplace flanked by 2 built-in wood bookshelves (painted '18)
Sitting Area
Wall of windows facing the gorgeous water views (East)
Custom draperies '18
Recessed lighting '18
Walls/millwork painted '18

Master Suite is open to a tiled transitional area that opens to a master closet/master bath (new in '18)

Master Bath (All New '18)

Pocket door
Heated tile floors
Glass custom steam shower with marble/extra-long subway tile, built-in bench, built-in shelving with a rain shower and hand-held shower head
Twin wood vanities
Quartz countertops
Kohler fixtures
Globe light fixtures
Large soaking tub
Window (North)
Pocket door to water closet
Custom linen cabinetry
Recessed lighting

Extra-Large Fitted Master Closet (New '18)

Custom shelving
Custom bureau
Woodfloors
Pocket door to laundry room

Laundry Room (New '18)

Tile floor
Sink
Hanging bar
Custom cabinetry
Raised platform for washer/dryer w/ storage
Oversized folding island with roll-out laundry storage and seating
Tv hookup/wall
Metal pendant light
Recessed lighting
Wall of custom storage

Lower Level/Full Walk-Out

Lower level walk-out w/ high ceilings
8 '3" and radiant heat
Open custom stairway w/ wood treads
leading down w/ stair lighting '18

LL Family Room

Curved wall of windows w/ spectacular
water views (East)
Wooden ceiling
Octagon hand-crafted oak parquet floors
Built-in open shelving
Double wood doors leading to theater
room

Theater Room

Square hand-crafted oak parquet floors
Acoustic ceiling tiles
Built-in speakers
Projector/screen
Double wood doors leading to storage
room w/ a small flex space and shelving

Full Bath

Marble floor
Washer/dryer combo (stays)
Helo sauna
Storage cabinet
Decorative tiled wall
Custom pedestal sink
Large walk-in glass shower w/ specialty
stone tile, built-in bench and shelving, rain
shower and hand-held shower head

LL Hall to Walk-out

Hardwood tile
Double French doors walk-out (East) to
concrete patio and beautiful Harbor Lights
Lake
Wood ceiling

Bedroom #5

Hand-crafted oak parquet floors
Wood ceiling
Huge fitted walk-in closet w/ wood ceiling
3 windows looking out to lake (East)
Recessed lighting

Single Stall Garage

Utility sink
One drain
Finished w/ pegboard paneling and shelving
2 windows (North)
Service door to side yard (North)
Garage door opener

Double stall garage

One drain
Finished w/pegboard paneling and shelving
3 Windows (West)
Garage door opener

Extra Storage Area off of Back of Home

Store shoreline toys/furniture

Mechanicals

*New boiler '18
*2 furnaces/2 air conditioning units
*Radiant heat on lower level/sunroom/upper level en-suite
*Air-to-Air exchange
*April Aire system
*Whole house ventilation system
*Reverse osmosis
*Water softener

Extra Details

*All brick exterior/many limestone accents/window ledges
*Stamped brick driveway
*All ceiling cans converted to LED '18
*All highly upgraded lighting '18
*50 year roof
*Pella windows/Roll-up Screens
*Twin stone patios @ the lake
'18 One patio hosts a dock w/ bench, a brick pizza oven, and a custom built-in fire pit
'18 Second patio hosts a swim platform to access the water and the beach
*18 New sand beach
*Upper patio/veranda with composite decking and limestone balustrades

Extra Details Cont'd

*Lower walk-out covered patio w/ cement base and side door to storage room with finished peg board paneling and convenient storage of lake toys
*Southern brick patio w/ garden beds w/ cedar privacy hedge and sprinkler system
*Professional landscaping
*Custom old-world craftsmanship (original owner was from Europe) throughout
*Ceiling speaker system throughout
*Rounded wall corners throughout
*Solid wood doors
*Upgraded luxury cabinetry (flush mount/soft close/hidden electrical), lights and fixtures
*Ralph's Hardwood Floor Company refinished floors w/ a custom satin finish
*Sprinkler system (beds & lawn)
*Central vacuum
*Security System