**1057 S. Wyndrush Drive Additional Information**

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.

**Covered Front Porch:**

Concrete/brick-lined sidewalk, soffit lighting, insulated front door (W) w/ 2 side lights and glass transom window

**Foyer:**

Refinished birch wood floors (2020), new chandelier, open staircase to lower level, coat closet

**Great Room:**

New birch wood floors (2020), recessed lighting, ceiling fan, wall of windows w/ glass transoms (SE) w/ pleated shades, crown molding, 2-sided gas fireplace with brick surround, wood mantle

**Office/Dining Room:**

Refinished birch wood floors (2020), new chandelier, crown molding, large window w/ glass transom (NW), open to foyer, door to kitchen

**Kitchen:**

Tile flooring, recessed lighting, built-in speakers, crown molding, new pendant lighting, wood and glass cabinetry, granite countertops, glass subway tile backsplash, kitchen island w/ honed granite countertop, storage, Jenn Air 4-burner & griddle gas cooktop w/ breakfast bar seating, Jenn Air armoire refrigerator w/ water/ice dispenser, (2020) double wall KitchenAid convection ovens, dishwasher, microwave, window (E) w/ glass transom,

**Dinette:**

Tile flooring, new light fixture, patio door w/ transom window(N) which opens to brick steps down to (2) concrete patios, wall of windows w/ glass transoms (SE) w/ shades

**Hearth Room:**

Tile flooring, recessed lighting, wall of windows w/ glass transoms (SE) w/ shades, 2-sided gas fireplace with tile surround and wood mantle, flanked by 2

**Hearth Rm cont’d**

built in storage/bookcases

**Built-in Bar/Coffee Station:**

Wood & glass cabinets w/ lighting, granite countertops, glass subway tile back splash, storage

**Back Hall:**

Separate concrete walkway to side door w/ glass panels (N), built-in mudroom storage, tile floor, crown molding, bead board ceiling, chandelier

**Half Bath:**

Tile floor, bead board ceiling, crown molding, chandelier, pocket door

**Pantry/Display Storage:**

Lighted glass/wood storage unit, crown molding, bead board ceiling

**Laundry Room (2018 update):**

Tile floors, honed granite countertop, stainless utility sink/goose neck faucet, cabinets, under cabinet lighting, hanging bar, crown molding, bead board ceiling, chandelier, subway tile backsplash, window w/ transom (N), LG Inverter Director washer & LG Sensory Dry dryer (2020, **negotiable**)

**Master Suite:**

Carpet, crown molding, chandelier, 2 large windows w/ transoms (SE) w/ blinds

**Master Bath:**

Pocket door, tile floor, window w/ transom (S) w/ blinds, jetted tub, large tiled shower w/ 2 shower heads and jets, recessed lights, built-in speakers, crown molding, double sink vanity w/ linen tower, granite countertops, pocket door to walk-in closet (2018 update) with wood floors, custom fitted storage

**En-Suite Bedroom #2:**

Carpet, crown molding, 2 windows (NW) w/ blinds, chandelier, walk-in fitted closet

**Full Bath (En-Suite):**

Tile floors, crown molding, shower insert, single vanity with storage, granite countertop, vanity lighting, window (W) w/ blinds

**Open Staircase to Lower Level:**

Large window w/ transom (NW), crown molding, recessed lights, carpet, new spindles installed (2020), French doors at bottom of staircase

**Lower Level**

Radiant heat

**Family Room:**

Large bank of at-grade windows (SE) w/ shades, carpet, coffered ceiling, recessed lighting, stone gas fireplace w/ wood mantle, flanked by built in storage cabinets, built-in TV cabinet, sconces

**Bar:**

Slate floor, granite countertops, sink, glass door and wood cabinets w/ underlighting, pendant lighting, glass door mini fridge (2020)

**Office:**

Double French doors, built-in cabinetry and desk area, carpet, recessed lighting, built-in speakers

**Bedroom #3:**

Carpet, at-grade windows (SE) w/ blinds, chandelier, walk-in fitted closet

**Full Bath:**

Tile floors, radiant heat, vanity w/ granite countertop, vessel sink, sconces, storage cabinet w/ glass doors, at-grade window (SW) w/ blinds, tile shower w/ built-in bench & 2 shower heads, recessed lighting, glass pocket door

**Exercise/Sauna Room:** Door from garage, luxury vinyl plank flooring, bead board ceiling, recessed lighting, mirrored closet doors, treadmill (negotiable), TV hookup and Roku TV, 2/3 person infrared sauna w/ blue tooth,

barn door to unfinished workshop area, may add an egress window for 4th bedroom

**Workshop:**

Built-in wood shelves, peg boards, concrete floors (hanging ceiling lights **are not** included)

**Utility Room:**

Storage w/ shelving, water softener, sump pump w/ battery backup

**Extra Deep 3 Stall Garage:**

Radiant heat, finished walls, newly painted, utility sink, 3 in-floor drains, separate entrance to basement, windows (S&W), service door

**Extras:**

All brick exterior,

solid wood doors, 6 zones sprinkling system, 2 concrete patios, beautiful landscaping w/ hydrangeas, peonies, lavender and curved landscaping edging throughout property, 5 heating zones w/ radiant heat in basement and garage

**Negotiable Items:**

* Washer/dryer
* Garage cabinets
* Lower-level bar stools
* Treadmill
* Patio Furniture

**Included:**

* All appliances (upper and lower)
* Window blinds
* Lower-level shelving
* Speaker receiver
* Sauna

**Not Included:**

* Hanging ceiling lights in lower level workshop
* Garage and lower level tool chests