

Sandra Ranck

1934 WEST TELEMAR CIRCLE 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.

Front Entry:

Brick paver walkway leading to covered porch
Front door (E) w/ 2 side lights w/ Palladian window

Foyer:

2-story foyer
Tile floor
Crown molding
Large chandelier
Coat closet
Surround sound speakers

Office/Den:

Arched entry with columns
Neutral carpet
Crown molding
Large bay windows (E) w/ wooden plantation shutters
French doors to formal dining room

Formal Dining:

French doors w/ transom window
Large window (W) overlooking backyard
Window seat
Hardwood floors
Crystal chandelier
Crown molding
Chair rail and decorative wall molding

Kitchen:

Corian counters
Tile floor
Eat-in dining area
Patio door (W) w/ shades to deck w/upper child locks
Light fixture and can lighting
Center island
Garden ledge window (W) above sink
GE gas cooktop (less than a year old)

Kitchen cont.

GE double oven (less than a year old)
Tile backsplash behind cooktop

Living Room:

Arched entry w/columns / step down
Engineered hardwood floors
Large windows overlooking pool (W)
Gas fireplace w/tile surround
Custom cabinetry flanking fireplace
Crown molding
Can lighting
Surround sound speakers

Main Floor Bathroom

Tile floor
Pedestal sink
Vanity lighting
Crown molding
Linen cabinet
Shower surround with door

Mud Room

Tile floor
Coat closet
Built-in bench with storage
Overhead light fixture
Alarm system panel

Laundry Room

Tile floor
Door to outside stairs to pool area
Sink
Custom cabinetry

Stairwell to Upper Level

Neutral carpet
Open to foyer

UPPER LEVEL

Upper-Level Hallway

Open to foyer
Neutral carpet
Crown molding
Large, fitted linen closet
Wall sconces

Owner Suite Bedroom

Large window (E) w/ blinds
Tray ceiling
Ceiling fan
Neutral carpet
Walk-in, fitted closets (2)
Linen closet

Owner Suite Bathroom

Frosted window (N)
Jetted tub
Tile floor
Two sink vanity
Linen cabinet
Crown molding
Separate vanity area
Shower surround with door

Office/Nursery

Located within owner suite
2 storage closets
Window (E)
Neutral carpet
Track lighting

Bedroom #2

Neutral carpet
Cathedral ceiling
Updated light fixture
Large bump out window (E)
Wooden plantation style blinds
Fitted closet

Bathroom

Tile floor
Window (N)
Linen storage
Shower surround with door

Bedroom #3

Neutral carpet
Window (W) w/blinds
Fitted closet
Overhead light fixture

Jack & Jill Bathroom

Tile floor
Two sink vanity
Separate toilet/shower area
Linen cabinet
Can lights

Bedroom #4

Neutral carpet
Window (W) w/ blinds
Window seat with storage
Fitted closet
Overhead light fixture

Stairwell to Lower Level (2018 remodel)

Newer carpet
Wall sconces
Under stair storage area
Renovation by Steve Pott Construction

LOWER LEVEL

Hallway (2018 remodel)

LVT floor
2 large, fitted storage closets

Exercise Room (2018 remodel)

LVT floor
Can lights with dimmer
3 fitted storage closets

Family Room (2018 Remodel)

LVT floor
Stone fireplace/custom cabinetry flanking fireplace
Crown molding
Can lighting
Patio door (W) to pool w/shades and upper child locks
2 windows (W) w/shades
Window seat w/storage
1 window (N) w/shades

Family Room (2018 Remodel) cont.

Wet bar w/granite countertops
Sink
Beverage & full-size fridge
Microwave

Bathroom

Window (W) w/ shades
Tile floor
Vanity with vanity light
Can lights
Shower surround with door

Exterior

Professionally landscaped
Pool house/changing room with pergola
Composite deck with glass railings
40' x 18' cement heated sport inground pool (4' / 6' / 4'
depth)
10-person inground hot tub
Outdoor surround sound speakers
Wrought iron fenced backyard
Inground sprinkler system (front & backyard)
Paver patio under covered deck
Steps down to grassy/wooded area
Walking path in wooded area
Brick paver fire pit area
Side stone stairway from laundry room to pool area

Garage

Finished 3 stall
Window (S)
Storage shelves
Attic access
Service door

Included:

Kitchen appliances
Lower-level wet bar appliances
Washer & dryer
Pool and spa equipment (including solar covers and
custom hard cover for hot tub)
Surround sound speakers and receiver
Water softener

Negotiable:

Various furniture items (please call)
Piano
Patio & pool furniture
Mounted TVs in lower-level family room