

Sandra Ranck

4667 ROYAL VISTA TRAIL 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:

Concrete walkway leading to covered porch
Front door (N) w/ 2 side lights

Foyer:

Engineered hardwood floor
Large metal & crystal chandelier
Coat closet
Tray ceiling
Open to living room

Living Room:

Engineered hardwood floor
Coffered ceiling
Large windows (S) w/ transom
Gas fireplace w/stone flanked by cabinets (included)
Recessed lighting
Open to kitchen

Kitchen:

Engineered hardwood floor
Quartz counters
Large, fitted center island
Glass pendants over center island
Tile backsplash
Gas cooktop
Armoire fridge
Double oven
Microwave
Open to dining room & living room

Walk-In Pantry

Engineered hardwood floor
Tons of built-in shelving
Overhead light fixture
Counter
Spacious 6x10 size

Dining Room:

Engineered hardwood floor
Metal light fixture
Patio door (W) to deck
3 windows (E, W, S)

Tuck-A-Way Office

Engineered hardwood floor
Built in desk
Window (S)

Owner Bedroom

Neutral Carpet
Large window (S) w/shades
Tray ceiling
Ceiling fan

Owner Bathroom

Tile floor
Two sink vanity
Quartz counter
Vanity lighting
Private water closet
Tile shower with nooks/bench
Walk in fitted closet w/ carpet
Window (E)

Laundry Room

Tile floor
Sink
Custom cabinetry
Window (N)
Hanging bar
Overhead light fixture
GE washer & dryer

Mud Room

Transom window over entry
Tile floor
Coat closet
Built-in bench with hooks & storage
Recessed lighting

Half Bath

Hardwood floor
Vanity Light
Quartz counter
Kohler sink & toilet

Bedroom #2

Neutral carpet
Ceiling fan
Window (N) w/shades
Fitted closet

Full Bathroom

Tile floor
Window (W)
Kohler sink & toilet
Quartz counter
Shower/tub surround

Bedroom #3

Neutral carpet
Ceiling fan
Window (S) w/shades
Fitted closet

Open Stairwell to Lower Level

Neutral carpet
Open to foyer

LOWER LEVEL

Family Room

Barn doors
Carpet
Wet bar w/sink
Beverage fridge
At-grade windows (S) w/ shades (2)
At-grade windows (W) (2)
Recessed lighting
Under the stairs storage

Bedroom #4

Neutral carpet
Overhead light fixture
Window (W) w/shades
2 fitted closets

Full Bathroom

Vanity light
Kohler toilet
Linen storage
Jetted tub

Exercise Room

Located in unfinished area of lower level
Could add at-grade window
Carpet

Extras

Built by Paul Johnson Construction (2021)
One Year builder's warranty
Manufacturer's warranty on furnace, water heater, etc.
10' ceiling in living room
9' ceiling throughout rest of house
Central vacuum
Ring doorbell & security system
3 panel doors throughout
Salt Box lighting throughout
Soft close drawers throughout

Exterior

Composite deck
Airplane cable wire deck railing

Garage

Finished, heated 3 stall garage
3 windows (E, N)
Ceiling fans
Floor drains
Basement access
Attic access
Service doors (2)

Included:

Kitchen appliances
Washer & dryer
Water softener
Cabinets flanking fireplace