

# Sandra Ranck

## 1500 GREENFIELD AVE 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.*

### Foyer:

Tile flooring  
Custom glass surround & transom front door  
Glass chandelier  
Coat closet  
Open to great room w/views of land  
Open to staircase to upper level  
French doors to en-suite bedroom

### En-Suite Bedroom

Patio doors to private deck (east)  
Closet  
Large window to front w/ blinds (west)  
Window seat with storage  
French door off foyer w/blinds  
Carpet

### En-Suite Bathroom:

Tile flooring  
Vanity/sink/linen storage  
Window w/blinds (east)  
Shower/tub surround  
Fan

### Great Room:

2 story window w/spectacular views  
Gas fireplace  
Glass door to back patio  
Open to dining area  
Built in cabinetry  
Carpet  
Tray ceiling w/ceiling fan

### Office/Bedroom

French door to dining area w/blinds  
Built-in desk (included)  
Cabinet (included)  
Closet  
Window w/blinds (west)  
Carpet  
Recessed lighting

### Dining Area

Large window (east)  
Recessed lighting open to kitchen  
Carpet

### Kitchen

Black granite counters  
Island  
Large windows w/wooded views (east)  
Triple compartment stainless steel sink  
Pantry  
Recessed lighting  
Tile flooring

### Kitchen Appliances

LG stainless steel side by side armoire style fridge  
U-line stainless steel beverage/wine fridge  
LG stainless steel dishwasher  
LG oven  
LG built-in microwave  
LG induction cooktop

### Dinette

Tile flooring  
Oversized glass patio doors to the back patio  
Large bank of windows (south)  
Door to laundry  
Frosted glass/metal chandelier on dimmer

### Laundry

LG stainless steel front loader steam washer (included)  
LS stainless steel dryer (included)  
Large sink  
Hanging rod  
Pet door  
Large closet  
Glass service door to side patio  
Pocket door to full bath  
Tile floor

### Full Bathroom

Shower insert  
Vanity with granite counter  
Kohler vessel sink w/waterfall faucet  
Tile floor  
Fan  
Door to back hall  
Pocket door to laundry  
Kohler toilet  
Linen cabinet

### Back Hall

Granite top desk area  
Small closet  
Recessed lighting  
Tile floor  
Door to garage  
Opening to lower level

### UPPER LEVEL

#### Owner Bedroom

Large bank of windows w/blinds (east)  
Glass door & screen door to upper balcony  
Tray ceiling with ceiling fan & accent lighting  
Glass French door to seating area  
Carpet

#### Seating Area

Overlooks great room  
Large bank of windows (east)  
Recessed lighting  
Built-in bookcases  
French doors to owner bedroom  
Carpet

#### Owner Closet

Built-ins  
Ironing Board  
Separate cedar closet storage  
Carpet

#### Owner Bathroom

Large bank of windows with wooden views (east, south)  
2 vanities (one with reverse osmosis or instant hot water)  
Large whirlpool tub  
Large tile walk-in shower w/ tile bench seating area  
Tile flooring  
Recessed lighting  
Separate water closet w/ south window & fan  
Linen storage

### LOWER LEVEL

#### Garage Area/Workshop

Heated  
Single stall garage door  
Drain  
Overhead lighting  
Double steel doors to main level  
Shelving  
Freezer  
Separate 220v electrical panel in workshop area

#### Miscellaneous

All brick exterior  
4 stall garage  
Unfinished lower level for future expansion  
Wired security system  
Art niches/display areas with accent lighting throughout  
Both owner suites have private outdoor areas

#### Mechanicals

Two hot water heaters  
Bryant gas furnace  
Aprilaire

#### Land

60+ acres (zoned residential & agricultural)  
Gazebo (included)  
Lawn sprinkler system  
Extensive outdoor living areas  
No written lease agreement with current farmer. All existing crops to be removed by 11/1/2021. Continuation of farming/land lease is at the discretion of new owners.

#### Included

All kitchen appliances  
Blinds  
Patio furniture  
Freezer in lower level  
Water softener  
Washer & dryer

#### Not Included

Workbenches on wheels in LL workshop  
Butterfly metal lawn sculpture  
White shelving w/baskets in LL