

Sandra Ranck

1767 RAINBOW 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:

Hardwood floors by Ralph's w/in-floor radiant heat
Double glass door (northwest)
Overhead light fixture
Coat closet

Living Room:

Bank of windows w/ spectacular water views (southeast)
Hardwood floors by Ralph's w/in-floor radiant heat
Two way 60" contemporary gas fireplace
Built-in glass shelves
Recessed lighting
Open to dining room

Dining Room

Bank of large windows w/ spectacular water views (southeast)
Hardwood floors by Ralph's w/in-floor radiant heat
Open to living room
Recessed lighting
Two sets of French doors to kitchen

Kitchen

2 Pella patio doors w/stationary glass & transom windows with spectacular water views (southeast)
Cathedral ceiling w/4 skylights
Hardwood floors by Ralph's w/in-floor radiant heat
Oversized breakfast island
Caesarstone counters w/ 3 waterfall edges
Contemporary white quartersawn oak cabinets by Wilco
Glass tile backsplash
Undermount Kohler 45" stainless steel sink
Undermount Kohler trough stainless steel sink
(2) Pro Series Evolution disposals
Three metal & glass pendants over island
Recessed lighting
Glass pendant light over sink
Under cabinet ambiance lighting
Window (north)

Kitchen Appliances

Jennair stainless-steel 48" side by side fridge
Jennair stainless-steel dishwasher (2)
Jennair stainless-steel induction cooktop
Jennair 30" double wall oven w/warming drawer

Laundry Room:

Ceramic tile floors w/in-floor radiant heat
Coat closet
Storage cabinets
Kohler cast iron sink
Kohler faucet
Hanging bar
Window (north)
Overhead light fixture
Alarm panel
Service door to garage

Half Bathroom

Hardwood floors by Ralph's w/in-floor radiant heat
Kallista vanity by Bill Sofield w/ marble top
Kallista Jeton faucet
Kohler toilet
Vanity lights & recessed lighting

Bedroom #1 / Office

Built-in desk and shelves
Quartz countertops
Window w/blinds (northwest)
Carpet w/in-floor radiant heat
Closet
Recessed lighting

Owner Bedroom

2 Pella patio doors w/stationary glass & transom windows w/ spectacular water views (southeast)
Cathedral ceiling
Two way 60" contemporary gas fireplace
Hanging metal light fixture
2 metal wall sconces
Carpet w/in-floor radiant heat
Fitted walk-in closet
2 additional closets
Recessed lighting & ceiling fan

Owner Bathroom

Window w/ shade & spectacular water views (southeast)
Free standing Kohler Abruzzo tub
Two Wilco vanities
Skylight
Stone floors w/in-floor radiant heat
Linen cabinet
Private water closet w/pocket door
Kohler toilet
Window w/shade (southwest)
Custom walk-in stone & tile shower w/bench & niche
Glass shower door
Kohler steam shower, digital valve, water tiles & fixtures
Recessed lighting & vanity lights

Bedroom #3

2 windows w/shades (southwest, northwest)
Carpet w/in-floor radiant heat
Closet
Overhead metal light fixture

Bathroom

Skylight
Hardwood floor by Ralph's w/in-floor radiant heat
Wilco floating vanity
Stainless steel vessel sink
Kohler toilet
Tiled custom shower w/niche
Glass shower door
Vanity light

LOWER LEVEL

Floating wood stairs w/ custom metal railings
Metal light fixture
Window over stairs (northwest)

Half Bathroom

Luxury vinyl plank flooring
Wilco floating vanity
Recessed lights

LL Kitchen

Luxury vinyl plank flooring
Quartz countertops
Undermount sink w/disposal
Dishwasher
Wall oven
Microwave (2)
Recessed lighting
3 large storage closets w/shelves

Family Room

Pella patio doors w/flanking glass w/spectacular water views (south)
Luxury vinyl plank flooring
Silestone counter wet bar w/sink
Gas fireplace w/tiled surround
Recessed lighting

Full Bathroom

Vinyl plank flooring
Wilco vanity w/granite counter
Undermount Kohler sink
Linen closet
Tub/shower insert
Kohler toilet
Vanity & recessed lighting
Built in storage shelves
Door to large storage closet

Bedroom #4

Egress window to be installed mid-September
New carpet
Recessed lighting
Closet

Bedroom #5

Egress window to be installed mid-September
Carpet
Recessed lighting
Closet

Miscellaneous Features/Information

Extensively renovated (to the studs) in 2012
New A/C condensers/air handler in 2021
70' of new sewer pipeliner in 2021
Pella glass doors, transoms & stationary glass updated in 2019
Paint, roof, facia & Pella windows updated in 2012
Electrical updated in 2012
Boiler updated in 2012
Central vac
Security system
2 large mechanical rooms for storage in LL

Exterior

103 feet of Fox River frontage
Dock w/ permanent 7500lb capacity boat lift
Professionally landscaped
Fire pit
NY slate flagstone patio
Natural stone retaining walls
Pergola
Extensive perennial gardens
Sprinkler system
Landscape lighting
Fenced yard

Pool

Installed in 2013
Heated, saltwater inground pool w/automatic hard cover
5.5" deep / gradual slant
Sitting ledge for view of Fox River
New pool pump in 2020
New cover motor in 2021

Garage

3 stall finished, attached garage
Floor drains
New garage door openers
Service doors to side yard

Included:

All kitchen appliances
Patio furniture under pergola
Central vacuum equipment
Pool tools
All mounted TVs & mounts
Bar stools (in kitchen & in LL wet bar)

Excluded:

Living room & owner bedroom custom drapes

Negotiable:

Washer & dryer
Pool/patio furniture
Flower pots
21' electric Duffy boat