Sandra Ranck

200 WILLIAM STREET UNIT #103 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:
Front door with 2 glass sidelights & transom (south)
Hardwood flooring (refinished in 2019)
Neutral paint (2019)
Painted crown molding
Newer ceiling light fixture (2019)
Accent lights on dimmer
½ flight hardwood stairs to lower level
½ flight hardwood stairs to main level
2 large guest coat closets on main level

Living Room
Hardwood flooring (refinished in 2019)
Neutral paint (2019)
Vaulted ceiling
2 skylights
Set of large Pella windows w/shades (north)
Gas fireplace w/painted plaster surround
Recessed lighting
Open to dining room

Dining Room
Hardwood flooring (refinished in 2019)
Neutral paint (2019)
Painted crown molding
Existing light fixture to be replaced w/new light fixture
Open to living room
Full glass sliding patio w/transom & views of river (north)
Wood deck w/ Fox River/park views (13x6)

Kitchen
Hardwood flooring (refinished in 2019)
Neutral paint (2019)
Painted crown molding
Recessed lighting
Painted cabinetry
Quartz countertops & backsplash (2019)
Breakfast bar with seating for 3 or 4 w/waterfall countertop
Pendant lighting over breakfast bar (2019)
Stainless steel undermount sink w/disposal

Kitchen cont.
2 storage/pantry closets
Open to office/flex dining area

Kitchen Appliances:
GE gas stainless steel 4-burner cooktop/oven (2019)
GE stainless-steel built-in microwave above cooktop w/fan (2019)
Kitchenaid stainless steel dishwasher
Kitchenaid stainless French door refrigerator

Office/ Flex Dining Area:
Hardwood flooring (refinished in 2019)
Neutral paint (2019)
Painted crown molding
2 windows w/shades (south)
Door to covered 20x6 wood deck (south)

Bathroom
Hardwood flooring (refinished in 2019)
Painted crown molding
Pendant lighting above sink (2019)
Kohler pedestal sink
Linen closet outside in hallway
Ceiling light/fan
Kohler toilet

Upper Level
½ turn carpeted stairway to upper level
Hall linen closet
Laundry chute
Light fixture above staircase (2019)

Loft/ Flex Area:
Neutral carpet
Neutral paint (2019)
Ceiling light fixture
2 windows (S) w/blinds
Open/overlook down to main level
Floor to ceiling cabinets

Owner Bedroom
Neutral carpet
Neutral paint (2019)
Ceiling fan
Painted crown molding
Set of windows w/shades & view of Fox River & park (north)
Fitted walk-in closet (w/attic access)

Owner Bathroom
Neutral tile flooring
Neutral paint (2019)
Painted crown molding
Kohler vanity w/painted cabinets/neutral top
Vanity lighting above sink
Custom fully-tiled walk-in shower w/niches & full glass door
Separate tub/water closet area
Kohler jacuzzi tub w/ tile surround
Kohler toilet w/ linen storage above

Bedroom #2
Neutral carpet
Painted crown molding
Neutral paint (2019)
Hunter ceiling fan
Set of windows w/shades (south)
Fitted closet
Linen closet outside bedroom

En-Suite Full Bathroom
Painted crown molding
Neutral tile flooring
Neutral paint (2019)
Vanity w/painted cabinets/neutral top
Window w/shade (south)
Fully-tiled walk-in shower w/ niches & full glass door
Broan fan/light
Mirrored medicine cabinet
Vanity lighting above sink
Painted linen cabinet/neutral laminate top

LOWER LEVEL

Bedroom #3*
New neutral carpet (2019)
Neutral paint (2019)
Recessed lighting
Gas FP w/painted plaster surround
3 windows w/blinds and park view (north)

Bedroom #3 cont.
Under-cabinet bar refrigerator w/ painted cabinets
Bar sink
Built in electric wall heater
*Seller will remove wet bar & install closet if buyer requests

Bedroom #4
New neutral carpet (2019)
Neutral paint (2019)
Crown molding
Ceiling fan
2 windows w/ shades (north)
Walk-in fitted closet

Bathroom:
Neutral tile flooring
Kohler pedestal sink w/ neutral tile backsplash
Sconce lighting above sink
Mirrored medicine cabinet
Broan fan
Fully-tiled neutral walk-in shower w/ full glass door
Kohler toilet

Laundry Room:
Neutral tile flooring
Neutral paint
Overhead lighting
Undermount stainless steel sink
Painted cabinetry
Hookup for washer/gas dryer
Hanging rack/shelf
Laundry chute

Attached 2 Stall Garage:
Finished
2 garage openers
2 additional outdoor parking spots
Keyless entry
Gas built in wall heater
Small storage closet
Overhead lighting
Door to mechanicals

Mechanicals:
Furnace & AC replaced in 2014
Aprilaire humidifier
Culligan water softener
AO Smith gas water heater
Security system

Updates

Mostly new Pella architectural series windows in 2019
All new door and cabinet hardware in 2019
Refinished hardwood floors in 2019
Kitchen remodeled in 2019

Miscellaneous

Boat slip included
$1,500 quarterly dues ($1,125 for operations and $375 for capital)

Included:

Affixed TV mounts
Bookshelves in living room
Bookshelves in bedroom #2

Excluded:

All personal art
Hanging sculpture
Adelman dining room chandelier (to be replaced with new dining room light fixture prior to close)
Clear floating boxes in bedroom #2 & bedroom #4
Album racks in bedroom #4
Washer & dryer