

Sandra Ranck

317 WARREN CT 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:

Oak hardwood floor (refinished in 2020)
Front door w/sidelights (north)
Coat closet
Recessed lighting

Living Room

Oak hardwood floor (refinished in 2020)
Large bank of windows (north)
Windows flanking fireplace (west)
Gas fireplace w/ stone surround w/remote
Crown molding

Dining Room

Oak hardwood floor
Crystal chandelier
Windows (west)
Pocket French doors to sunroom

Four Seasons Room

Cathedral ceiling
Skylights
Ceiling fan w/remote
Wet bar w/sink
Companion cabinets w/granite counters
Tile floor
Patio door w/transom (east)
Panoramic windows w/transoms (west, south)
Granite table & benches (included)

Kitchen

Oak hardwood floor (refinished in 2020)
Granite counters
Recessed lighting
Tile backsplash (2020)
Undermount sink w/disposal
Bank of windows over sink w/shades (southwest)
GE stainless steel fridge (2021)
Kitchenaid stainless steel dishwasher
Electrolux gas stainless steel stove
Microwave

Family Room:

Oak hardwood floor (refinished in 2020)
Patio door to backyard w/shades (southwest)
Storage closets (3)
Windows w/shades (southeast/southwest)

Bathroom

Tile floor
Vanity w/granite counter (2018)
Vanity lights
Tile shower w/bench & product niches
Glass shower door
Linen cabinet

UPPER LEVEL

Owner Bedroom

Glass patio door w/shade to private balcony (southwest)
Windows w/shades (southwest, northwest, east)
Gas free standing fireplace
Crown molding
Carpet
Ceiling fan
Huge fitted walk-in closet w/window (northeast)

Owner Bathroom

Vanity w/granite counters
Two undermount sinks
Vanity lights
Tile floor
Linen cabinet
Separate vanity area w/granite counter
Private water closet
Walk-in tile shower w/bench & product niches
Window w/blinds (northeast)

Laundry Room / 4th Bedroom

Tile floor
Overhead light fixture
Storage closet
Window w/blinds (northeast)
Currently used as laundry room
LG HE washer & gas dryer included (2018)

Bathroom

Vanity w/granite counter (2018)
Vanity light
Window w/shade (southwest)
Shower/tub surround
Porcelain tile floor (new in 2020)

Bedroom #2

Oak hardwood floor (refinished in 2020)
Windows w/shades (northwest, southwest)
Overhead light fixture
Closet

Bedroom #3

Oak hardwood floor (refinished in 2020)
Windows w/shades (northwest, northeast)
Overhead light fixture
Closet

Lower Level

Storage rooms w/ built in shelving
Workbench
Utility sink
Laundry hook-ups

Exterior

Paver stone patios
Extensive perennial gardens/landscaping
Koi pond & waterfall (pond pump replaced 2021)
Wood privacy fenced backyard w/side arbor
Sundance hot tub (included)
Gardening/storage shed
Outdoor speakers
New gutters (2020)
New gutter helmet on 2nd floor (2020)

Miscellaneous

New A/C in September 2021
Oak hardwood floors refinished in 2020
Hot water heater replaced in 2019
Sump pump replaced in 2019
New furnace air purifier in 2021
Garage door trim wrap replaced 2018
Refurbished heat exchanger on furnace (2018)
Nest thermostats / tri-zone heating
Radon mitigation system

Included:

All kitchen appliances
All window treatments
Hot tub
TV mounts
Granite table & benches in four seasons room
Koi fish
LG HE electric washer & gas dryer

Negotiable:

Treadmill