

# Sandra Ranck

## 1825 TROTTER COURT 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:

2 story  
Hardwood flooring  
Front door w/ side lights (south)  
Large window above front door (south)  
Coat closet  
Metal & glass light fixture

### Office #1

New carpet (November 2021)  
French door  
Window (south)  
Overhead glass/metal light fixture

### Office #2

New carpet (November 2021)  
Window (south)  
Overhead glass/metal light fixture

### Kitchen

Remodeled in 2012 by Gryboski Builders  
Hardwood flooring  
Granite countertops  
Tile backsplash  
Large island w/built in bookcases  
Glass & metal pendants over island  
Maple cabinetry w/ pull out shelving  
Pull out garbage/recycling  
Kohler undermount stainless steel sink  
Window above sink (north)  
Recessed lighting  
Patio door to large, composite deck  
Open to living room/family room

### Kitchen Appliances

Stainless steel gas KitchenAid cooktop  
Stainless steel KitchenAid dishwasher  
Stainless steel KitchenAid armoire style refrigerator  
Stainless steel KitchenAid wall oven  
Stainless steel LG microwave

### Family Room

New carpet (November 2021)  
Gas fireplace w/ tile surround & mantel  
Two windows flanking fireplace (west)  
Accent lighting above fireplace  
Open to kitchen/family room

### Den/Library

Addition in 2004 by Gryboski Builders  
French doors  
Pergo flooring  
Vaulted ceiling  
Gas fireplace w/tile surround & mantel  
Built-in bookcases  
Patio door to large, composite deck  
Large window w/arched transom (north)  
Window bench w/ storage under window  
Open to kitchen/living room  
Ceiling fan  
Recessed lighting

### Half Bathroom

Hardwood flooring  
Large vanity w/ample storage  
Vanity light  
Window (north)

### Laundry Room

Vinyl flooring  
Cabinetry w/hanging bar  
Window (south)  
Large, fitted closet  
Recessed lighting

## UPPER LEVEL

### Owner Bedroom

Neutral carpet (2018)  
Tray ceiling  
Ceiling fan  
Windows (south & west)

### Owner Bathroom

Updated in 2018 by Gryboski Builders  
Ceramic tile flooring  
Large vanity  
Two undermount sinks  
Built-in mirrors/medicine cabinets  
Granite countertops  
Linen storage cabinetry  
Soaking tub w/ tile surround  
Window over tub (west)  
Walk-in shower  
Window (north)  
Recessed lighting

### Owner Closet

Extra-large, fitted walk-in closet  
Cabinetry includes abundance of drawers/shelves  
Neutral carpet  
Large mirror  
Overhead light fixture

### Bedroom #2

Neutral carpet (2018)  
Ceiling fan  
Window (south)  
Fitted closet

### Bedroom #3

Neutral carpet (2018)  
Ceiling fan  
Window w/vertical blinds (north)  
Fitted closet

### Full Bath

Updated in 2018  
Luxury vinyl plank flooring  
Vanity w/one sink  
Vanity light  
Linen storage  
Tub/shower  
Kohler toilet  
Window (north)

## LOWER LEVEL

### LL Family Room

Neutral carpet  
Wet bar  
Recessed lighting

### Exercise Room

Painted concrete floors  
Recessed lighting

### Half Bathroom

Vinyl floor  
Vanity w/one sink  
Vanity light

### Exterior

Large covered concrete front porch  
In-ground sprinkler system  
New, large composite deck (2019)  
Backyard gazebo  
Fire pit  
Raised garden beds

### 3 Stall Garage

Finished 3 stall garage  
Sealed/coated floor  
Floor drains  
Two windows (south)  
Access to attic storage

### Miscellaneous

Security system  
Invisible fence pet containment system  
Maple cabinetry/trim throughout  
Six panel doors throughout  
New roof in 2013  
Both sump pumps replaced in 2016  
Radon mitigation system installed in 2017  
Furnace replaced in 2018  
Water heater replaced in 2019  
Central air replaced in 2019  
All upper-level windows replaced in 2020  
Most main level windows replaced in 2021  
Basten inspection report on file

### Included

Kitchen appliances  
Washer & dryer (2019)