

# Sandra Ranck

## 1025 S. QUINCY STREET 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 flooring  
Wood/glass front door with side lights (west)  
Crown molding  
Beaded light fixture

### Dining Room

French doors  
Hardwood flooring  
Windows (west/north)  
Crown molding  
Metal light fixture  
Metal sconces flanking north window

### Kitchen

Remodeled in 2019  
Hardwood flooring  
Quartz countertops  
Subway tile backsplash  
Wilco inset shaker cabinetry w/some pull out shelving  
Pull out garbage/recycling  
Copper apron front sink w/disposal  
Window above sink overlooking backyard (west)  
Metal light fixture above sink  
Crown molding  
Window (north)  
Metal & glass light fixture  
Recessed lighting  
Stainless steel gas Whirlpool cooktop/double oven  
Stainless steel Samsung dishwasher  
Stainless steel LG armoire style refrigerator  
Stainless steel Whirlpool microwave

### Living Room

French doors  
Hardwood flooring  
Crown molding  
Wood burning fireplace w/ brick surround & mantel  
Windows (west, east)  
Open to den

### Den

French doors  
Hardwood flooring  
Crown molding  
Ceiling fan  
Windows (east, west, south)

### Stairs to Upper Level

Hardwood stairs  
Window w/ shutters overlooking backyard (west)  
Brass light sconces

### UPPER LEVEL

#### Primary Bedroom

Hardwood flooring  
Crown molding  
Windows w/blinds (west, south)  
Exposed brick chimney  
Built-in bookcase  
Metal/glass light fixture  
Accent lights  
Wall light sconces  
Ceiling speakers  
Large, fitted walk-in closet

#### Primary Bathroom

Heated, tile floor  
Crown molding  
Private water closet  
Vanity w/one sink  
Granite countertop  
Vanity light  
Linen storage cabinetry  
Walk-in, tiled shower w/bench & product ledge  
Window seat/bench w/storage  
Window w/blinds above window seat (east)  
Window w/blinds (south)  
Metal wall light sconces  
Ceiling speakers

### **Bedroom #2**

Hardwood flooring  
Metal light fixture  
Metal wall light sconces  
Crown molding  
Windows w/ blinds (west, north)  
Closet

### **Bedroom #3**

Hardwood flooring  
Metal light fixture  
Crown molding  
Windows w/ blinds (south, east)  
Closet

### **Full Bath**

Ceramic tile flooring  
Vintage, charming mint green wall tile  
Vanity w/one sink  
Quartz countertop  
Built-in, mirrored medicine cabinet  
2 metal wall light sconces flanking medicine cabinet  
Cast iron tub w/ shower head  
Window (west)

## **LOWER LEVEL**

### **Playroom**

Carpet  
Windows (west, east)  
Overhead light fixture

### **Family Room**

Carpet  
Windows (west, east, north)  
Recessed lights  
Ceiling speakers

### **Laundry Room**

Vinyl floor  
Utility sink  
Window (north)  
Overhead light fixture

### **Bathroom**

Vinyl floor  
Vanity w/one sink  
Stainless steel countertop  
Tile shower w/glass door  
Overhead light & vanity lights  
Glass block window

### **Exterior**

Large covered concrete front porch lined with brick  
Backyard concrete patio lined with brick  
Fenced yard  
Detached 2 stall garage

### **Miscellaneous**

Ring doorbell  
Extra tall baseboards/crown molding  
Vintage, glass doorknobs in upper level  
Large storage room in lower level  
Many vintage details throughout  
Andy Basten inspection available on file upon request

### **Included**

Kitchen appliances  
Backyard play/swing set  
Large stainless-steel table in lower-level family room

### **Excluded**

Storage room shelving  
Freezer in lower level  
Washer & dryer