

Sandra Ranck

2946 S. TELEMAR CIRCLE 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:

Maple hardwood flooring
Front door with side lights (southwest)
Two coat closets
Two niches flanking door with accent lighting
Metal light fixture

Formal Dining Room/Flex Area

Maple hardwood flooring
Window w/ transoms & shades (west, south)
Tray ceiling
Metal & glass light fixture
LED recessed lighting
Open to sitting room

Music/Sitting Room/Flex Area

Carpet
Tray ceiling
LED recessed lighting
Window w/transom & shades (north)
Open to kitchen

Kitchen

Extensively remodeled in 2018
Maple hardwood flooring
Quartz countertops on perimeter
Granite countertop on island
Tile backsplash
Oak Ridge cabinetry w/pull out shelving/soft close
Pull out garbage/recycling
Undermount stainless steel sink w/disposal
Window above sink w/transom & shade (west)
Metal & glass light fixtures above island from Salt Box
LED recessed lighting
French door to backyard deck w/transom & shades (east)
Jenn-air ceramic cooktop (vented to outside)
Stainless steel Kitchenaid dishwasher
Stainless steel Kitchenaid armoire style refrigerator
Stainless steel Kitchenaid wall microwave & oven
Beverage fridge
Open to family room

Family Room

Extensively remodeled in 2018
Carpet
Gas fireplace w/ remote
Stone fireplace surround
Built-ins and shelves flanking fireplace
Three windows w/transoms & shades (east)

Mudroom

Remodeled in 2018
Maple hardwood flooring
Built-in bench/cubbies/cabinets
Quartz countertop
Recessed LED lights
Fitted coat closet w/drawers
Arched entry to kitchen
Door to garage

Laundry Room

Remodeled in 2018
Maple hardwood flooring
Custom cabinetry w/ pull out shelving/soft close
Quartz countertop
Undermount stainless steel sink
Recessed LED lights
Hanging bar
Built-in ironing board

Primary Bedroom

French doors to primary bedroom
Carpet
Gas fireplace
Curved wall
French door to deck w/transom & shades (north)
Windows w/transom & shades (north, east)
Wet/coffee bar
Built-in entertainment center
Ceiling fan/light
Recessed LED lights
Oversized, fitted walk-in closet by California Closets

Primary Bathroom

Tile floor
Private water closet
Two vanities w/sinks
Vanity desk
Granite countertops
Jetted corner tub
New glass shower door
Curved wall
Kohler toilet
Windows w/transoms & shades (east, south)

Bedroom #2

Maple hardwood flooring
Metal & glass light fixture
Windows w/ transoms & shades (south, west)
Fitted closet
Currently used as an office

Bathroom

Maple hardwood flooring
New pedestal sink
New faucet
Vanity light
Kohler toilet
Shower w/new glass door

UPPER LEVEL

En-Suite Bedroom #3

Carpet
Ceiling fan
Built-in dresser/shelves
Windows w/ shades (east)
Fitted closet

Full Bath En-Suite

Pocket door
Laminate flooring
Vanity w/one sink
New vanity lighting
New quartz countertop
New faucet
Kohler toilet
Tub w/ shower head

Micro-Office/Nook

Elevated
Carpet
Windows w/transoms & shades (south, west)
Glass/metal light fixture

En-Suite Bedroom #4

Laminate flooring
Ceiling fan
Windows w/ shades (southeast)
Walk-in fitted closet

Full Bath En-Suite

Pocket door
Laminate flooring
Vanity w/one sink
New vanity lighting
New quartz countertop
New faucet
Kohler toilet
Linen storage cabinet
Shower w/new glass shower door

LOWER LEVEL

Family Room

Carpet
New recessed LED lights
New drop ceiling
Wet bar

Full Bath

Tile floor
New vanity lighting
New quartz countertop
New faucet
Shower w/new glass shower door

Flex Area #1

Could add egress window to create 5th bedroom
Carpet
New recessed LED lights
New drop ceiling

Flex Area #2

Currently used as an office
Carpet
New recessed LED lights
New drop ceiling

Exterior

Composite backyard deck
Brick paver patio
Brick paver walkway to garage service door
Invisible pet fencing
9 zone lawn sprinkler system
Professionally landscaped/maintained by Landscape Artisans & refreshed in 2021

Garage

Three stalls
Finished
Floor drains
Work bench
Door to lower level
Service door to yard

Miscellaneous

Built by Kozicki Construction
Extensively renovated in 2018 (Ralph's Hardwood Flooring, HJ Martin, Salt Box Lighting, Oakridge Cabinetry)
9'-10' ceilings throughout main level
Hardwood floors refinished by Ralph's Hardwood Flooring in 2018
Stepped tray ceilings
Curved walls in primary bedroom wing
Main level windows have transoms
Some interior arched doors
Roof & mechanicals serviced yearly
Three zoned heating/cooling system
Wireless Martin security system
Radon test done in September 2021 on file
AC / furnace replaced in 2015
New water softener in 2019
New water heater in 2021
New sump pump in 2022

Included

Kitchen appliances
Built-in shelving in lower-level storage room
TV mounts

Negotiable

Patio furniture
Grill
Fire Pit
Sectional couch in lower level
Desk in lower level