

# Sandra Ranck

## 1739 RUSK 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:

New luxury vinyl plank flooring (2021)  
Front door w/window (south)  
Coat closet  
Cathedral ceiling  
Metal & glass light fixture

### Flex/Dining Area

New luxury vinyl plank flooring (2021)  
Windows (south)  
Cathedral ceiling  
Metal & glass light fixture  
Recessed lighting  
Open to kitchen

### Kitchen

Extensively remodeled in 2016  
New luxury vinyl plank flooring (2021)  
Tile backsplash  
Beck's cabinetry w/soft close drawers  
Pull out garbage/recycling  
Breakfast bar  
Cathedral ceiling w/ skylight  
Stainless steel sink w/disposal  
Window above sink (north)  
New metal & glass light fixtures (2021)  
Recessed lighting  
Stainless steel Kenmore dishwasher  
Stainless steel Kenmore armoire style refrigerator  
Stainless steel GE stove & microwave  
Open to family room

### Family Room

Cathedral ceiling w/ tongue & groove ceiling  
Carpet  
New Marvin patio door (west) (2021)  
New Marvin bay window (east) (2021)  
Transom window (north)  
New ceiling fan (2021)  
New privacy roller shades (2022)

### Back Hallway/Mudroom

Luxury vinyl plank flooring (2021)  
Built-in bench/cubbies/pantry cabinets  
Clothes chute in broom closet to basement  
Door to garage

### Full Bathroom

Luxury vinyl plank flooring (2021)  
New toilet (2016)  
New sink/faucet (2022)  
New countertop (2022)  
New mirror (2022)  
Exhaust fan (2016)  
Shower  
Window (north)  
Vanity light (2022)

### Primary Bedroom

Carpet (2017)  
Windows w/cordless blinds (west, east)  
Ceiling fan/light  
Fitted closet

### Bedroom #2

Carpet (2017)  
Windows w/shades  
Ceiling fan/light  
Fitted closet

### Full Bathroom

Ceramic plank flooring (2016)  
New toilet (2016)  
New sink/faucet (2016)  
New countertop w/ tile backsplash (2016)  
New exhaust fan (2016)  
Tub/shower  
Glass/metal vanity light  
Window w/ blinds (north)  
Linen storage

### **Bedroom #3**

Carpet (2017)  
Windows w/shades  
Ceiling fan/light  
Fitted closet

### **LOWER LEVEL**

#### **Family Room**

Ceramic plank floor (2017)  
Gas fireplace w/ stone surround (2016)  
Windows (south)  
New cordless blinds (2022)  
New light fixtures (2022)

#### **Full Bath**

Remodeled in 2017  
Toilet  
Countertop/backsplash  
Sink/faucet  
Vinyl floor  
Shower  
Tile backsplash  
Vanity light

### **Bedroom #4**

Carpet (2018)  
Windows w/blinds (east)  
New ceiling fan/light (2022)  
Fitted closet

### **Laundry Room**

Utility sink  
Storage shelves  
Washer & dryer (included)  
Ample storage

### **Unfinished Storage Area**

Storage shelves/closet  
Ceiling fan  
Extra insulation in sills

### **Exterior**

New Certainteed Monogram siding (2021)  
New gutter guards/down spouts (2021)  
New exterior light fixtures (2021)  
15'x15' patio slab  
Pergola w/rope lights  
Extensive perennial plants/landscaping  
Added new front & side landscape rocks (2022)  
Wasco double hung windows (2009)

### **Garage**

Work bench  
Built-in storage cabinets  
Pegboard  
Pulldown attic ladder  
New service door to yard (2021)

### **Miscellaneous**

Mechanicals serviced yearly since 2002  
Radon test done March 2022 on file  
Daikin furnace replaced in 2017  
Culligan water softener replaced in 2020  
New sump pump in 2021  
Duct cleaning done in 2017

### **Included**

Kitchen appliances  
Washer & electric dryer  
Built-in shelving in lower-level storage room

### **Negotiable**

Patio set  
Kitchen table/6 chairs  
Bar stools at kitchen counter