

Sandra Ranck

1070 CROWN POINTE 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:

Privacy glass front door w/sidelights & transom (east)
Hickory hardwood flooring
Crown molding
Coat closet
Metal & glass light fixture

Great Room

20-foot ceiling
Hickory hardwood flooring
Gas burning fireplace w/stone surround & wood mantle
Stacked windows flanking fireplace w/remote control shades (west)
Dimmable metal and glass sconces above fireplace
Crown molding
Recessed lighting
Ceiling fan
Open to kitchen

Kitchen

Hickory hardwood flooring
Large island
Granite countertops
Dimmable metal & glass pendants over island
Stone backsplash
Maple w/glass display cabinetry
Under cabinet lighting
Undermount sink w/disposal
Windows above corner sink w/shades (north & west)
Metal & glass pendants over sink
Recessed lighting
Extra-large walk-in pantry w/fridge
Stainless steel Kitchenaid dishwasher
Stainless steel Electrolux refrigerator
Stainless steel Electrolux stove w/warming drawer
Stainless steel Electrolux microwave
Exhaust fan vented to outside
Mounted TV
Eat in dining area
Patio door to backyard w/shades (west)
Open to great room

Back Hallway

Glass transoms over cased openings
Hickory hardwood flooring
Metal sconces
Recessed lighting
Micro-office area w/ desk & custom cabinets
Door to garage

Mudroom

Tile flooring
Custom cabinetry with bench, cubbies & hooks
Pocket door
Fitted closet

Half Bathroom

Hickory hardwood flooring
Crown molding
Granite countertop
Vessel sink
Kohler toilet
Glass/metal light fixture

Laundry Room

Tile flooring
Utility sink
Custom cabinetry w/countertop
Hanging bar
LG front load washer & dryer (included)
Pocket door
Window w/ blinds (east)

Primary/Owner Bedroom

Tray ceiling
Crown molding
Carpet
Ceiling fan
Windows w/blinds (west)
Two finished walk-in closets

Primary/Owner Bathroom

Tile floor
Large walk-in tiled shower w/bench, product shelves & shower head & wand
Two sinks
Tile backsplash
Vanity lights
Linen storage cabinetry
Window seat
Window w/blinds (east)
Private water closet w/east windows & blinds

UPPER LEVEL

Stairs/Hallway

Open to Great Room
Metal & wood railing
Carpet on stairs
Crown molding

Bedroom #2

Carpet
Windows w/blinds (east)
Ceiling fan
Fitted closet

Ensuite Bathroom

Tile flooring
Tub/shower
Tile backsplash
Vanity light

Bedroom #3

Carpet
Windows w/blinds (north)
Ceiling fan
Crystal chandelier
Large walk-in fitted closet

Ensuite Bathroom

Dual entry from bedrooms 3 & 4
Tile flooring
Pocket doors
Shower
Two separate sink/vanity areas
Tile backsplash
Linen storage
Private water closet
Vanity lights

Bedroom #4

Carpet
Windows w/blinds (west)
Ceiling fan
Walk-in fitted closet

LOWER LEVEL

Family Room

Brand new construction completed in May 2022
Windows w/blinds (west)
Luxury vinyl plank floor
Recessed lighting
Electrical & cable outlets on wall for mounting TV

Bedroom #5

Brand new construction completed in May 2022
Windows w/blinds (west)
Luxury vinyl plank floor
Recessed lighting
Electrical & cable outlets on wall for mounting TV
Walk-in closet

Bathroom

Brand new construction completed in May 2022
Luxury vinyl plank floor
Shower
Kohler toilet
Vanity w/marble top & undermount sink
Vanity light

Garage

Three stalls
Double garage door spring recently replaced
Stairs to lower level
Service door to yard

Exterior

Brick paver patio area in backyard
Inground sprinklers in lawn & beds
Buried down spouts/drains

Miscellaneous

Custom built by Matt Gerhard
9' ceilings on main level
Aprilaire
600 series humidifier
UV Photo Max air purifier
Air conditioner replaced in 2019
Surround sound in great room, kitchen & outside
Custom closets throughout

Included

Kitchen appliances
Fridge in walk-in pantry
LG washer & electric dryer
Mounted TV in kitchen

Negotiable

Mirror over the fireplace
Desk in the upstairs bedroom
TV cabinet in the great room (including top half in the
basement)
Yamaha surround sound receiver & speaker in TV cabinet