

# Sandra Ranck

## 1013 S. CLAY 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  
Front door w/glass & sidelight (west)  
Overhead light fixtures  
Wood staircase to 2<sup>nd</sup> floor  
Two windows overlooking stairs (south)

### Half Bath

Hardwood flooring  
Pedestal sink  
Kohler toilet  
Window (west)  
Vanity light

### Living Room

Hardwood flooring  
Ceiling beams  
Wood burning fireplace (non-functional)  
Wooden mantel with exposed brick  
Built in wrap-around bookcases  
Crown molding  
Bay window w/ shades (west)  
Bank of windows (north)  
Open to dining room

### Dining Room

Hardwood flooring  
Exposed brick  
French door to back porch (east)  
Window (north)  
Metal & glass light fixture  
Pellet stove (included)  
Open to kitchen

### Kitchen

Hardwood flooring  
Solid surface countertops  
Butcher block countertops  
Glass subway tile backsplash  
Undermount sink w/disposal  
Large window above sink (south)

### Kitchen cont.

Pendant light over sink  
Door w/glass to back porch (east)  
Window overlooking porch (east)  
Cabinetry to ceiling w/some glass fronts  
Pot rack (included)  
Stainless steel Viking gas range  
Stainless steel Bosch dishwasher  
Stainless steel GE microwave  
Stainless steel Amana fridge  
Recessed lights

### Side Entry Foyer:

Tile flooring  
Door w/glass (south)  
Storage bench w/hooks  
Overhead light fixture

### UPPER LEVEL

#### Primary Bedroom

Hardwood flooring  
Windows w/ shades (north)  
Overhead light fixture  
Metal sconces w/shades  
Large fitted, walk-in closet w/window (east)  
Door to bathroom

#### Bathroom

Claw foot tub w/shower  
Solid surface countertops  
Tile flooring  
Linen storage cabinetry  
Kohler toilet  
Beadboard  
Access from primary bedroom & upper-level hallway

### **Bedroom #2**

Hardwood flooring  
Windows w/ shades (west, south)  
Overhead light fixture  
Closet

### **Bedroom #3**

Hardwood flooring  
Glass door w/shade to private balcony (north)  
Windows w/ shade (west)  
Overhead light fixture  
Walk-in closet

### **Bedroom #4**

Hardwood flooring  
Built-in cabinetry  
Windows w/shades (south, east)  
Window seat  
Overhead light fixture  
Closet

## **THIRD LEVEL**

### **Bedroom #5**

Carpet  
Recessed lighting  
Windows w/ shades (west, east, south)  
Skylight  
Exposed brick  
Window w/fire ladder

### **Bathroom**

Hardwood flooring  
Claw foot tub w/handheld shower  
Closet for adjoining room  
Kohler toilet  
Window (north)  
Pedestal sink  
Kohler toilet  
Recessed lighting

### **Exterior**

Two car detached garage  
Fenced yard  
Back porch w/bead board ceiling w/privacy shade  
Front porch w/bead board ceiling  
Front porch swing (included)  
Secret garden w/prairie flowers behind garage  
Raised garden beds

### **Miscellaneous**

Radon mitigation system  
Radiators are for esthetics only (non-functioning)

### **Included**

Kitchen appliances  
Pot rack in kitchen  
Privacy screen/sunshade on back porch  
Washer & electric dryer in basement  
Chest freezer in basement  
Pellet stove in dining room w/ash vacuum

### **Negotiable**

Stained glass in windows in staircase & bathroom

### **Not Included**

Piano  
Mirror in 3<sup>rd</sup> level bathroom