

# Sandra Ranck

## 2460 OLD PLANK ROAD 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:

Glass door w/ flanked glass side lights (southeast)  
Marble flooring  
Chandelier  
Coat closet

### Half Bathroom

Vintage cabinet w/ vessel sink  
Leaded glass transom window (southeast)  
Marble floor  
Wallpaper  
Wall sconces  
Kohler toilet

### Bedroom #1 (Ensuite)

French doors entry  
Grass cloth wallpaper  
Marble flooring  
Window w/ blinds (southeast)  
Built-in wood bench under window w/flanking bookcases  
Crown molding  
Recessed lighting & wall sconces  
Fitted closet

### Ensuite Bathroom

Antique vanity cabinet w/ vessel sink  
Walk in shower (glass door) w/ bench & niche  
Wall sconce  
Marble flooring  
Kohler toilet

### Living Room

Water views  
Windows w/ transom (northwest)  
Gas fireplace w/ marble surround  
Crown molding  
Hardwood flooring  
Recessed lighting

### Formal Dining Room

Wainscoting  
Pocket door separating the kitchen/dinette  
Crown molding  
Chandelier  
Hardwood flooring

### Primary Bedroom

Water views  
Tray ceiling w/ ceiling fan  
Windows w/ blinds (northwest)  
Access to deck  
Hardwood flooring  
Fitted walk-in closet  
Crown molding

### Primary Ensuite Bathroom

Double vanity w/ Kohler undermount sinks  
Storage cabinetry between sinks  
Vanity mirrors with storage  
Granite countertops  
Walk-in tile shower w/ glass door, bench & product niche  
Private water closet w/ Kohler toilet  
Hardwood flooring  
Wall sconces  
Laundry chute

### Kitchen/Dinette

Water views from all windows (northwest)  
Granite countertops  
Double wall ovens (GE Profile)  
GE paneled refrigerator  
GE profile built-in microwave  
Thermador electric stove top  
Stainless steel undermount sink  
Hardwood flooring  
Crown molding  
Recessed lighting & ceiling fan  
Skylights  
Built-in desk  
Pantry/coat closet

### **Deck off Dinette**

Water views  
Screen door  
Composite decking  
Metal railing

### **LOWER LEVEL**

#### **Landing**

Water views  
Hardwood flooring  
Cedar lined closet w/ hanging & shelves

#### **Laundry Room**

Tile flooring  
Laundry sink  
Plenty of storage (hanging & cabinets)  
Folding counter  
Storage closet under basement stair  
GE washer & Maytag dryer (included)

#### **Kitchenette**

Full size refrigerator (included)  
Mini dishwasher (included)  
Butcher block countertops  
Crown molding  
Hardwood flooring

#### **Walk-Out Family Room**

Water views  
Wood burning fireplace w/mantle  
Built-in cabinetry/media cabinet  
Built-in bookcases  
Crown molding  
Hardwood flooring  
Recessed lighting  
Sliding door w/ transom & flanking windows to 3 season screened porch (northwest)

#### **Walk-Out 3 Season Screened Porch**

Water views  
Full length screens  
Tile flooring

#### **Bedroom #3**

Water views  
Window (northwest)  
Hardwood flooring  
Crown molding  
Ceiling fan  
Fitted closet

### **Bathroom**

Water views  
Window w/ blinds (northwest)  
Antique vanity w/ Kohler undermount sink  
Jetted tub/shower combo w/ product niche  
Travertine tile flooring & tiled shower surround  
Kohler toilet  
Wall sconces  
Fitted linen closet

#### **Bedroom #4**

Hardwood flooring  
Egress window  
Crown molding  
Ceiling fan  
Fitted closet

#### **Office/Den**

Water views  
Windows w/ roller shades (north/northwest)  
Built-in alcove for wall safe  
Closet  
Crown molding  
Hardwood flooring  
Recessed lighting

#### **Exterior**

Flagstone patio area overlooking water  
Private dock  
Quality Boat Alum-A-Vator 24' boat lift w/ Gem Remote  
Swinger jet ski lift  
Sprinkler system

#### **Attached Garage**

2 stall finished garage  
Water hook-up  
Floor drains

#### **Miscellaneous**

Security system  
Central vacuum  
Intercom system (LL/Primary Bedroom/Kitchen)  
Extra-tall baseboard throughout whole house  
Water softener (included)  
Hot water whole house pump  
\$2,000 quarterly condo dues