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 **6742 CASCADE DRIVE 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.*

**Entry:**

4 pane glass exterior door

Decorative light fixture

Fitted coat closet

LVP flooring

**Living Room**

Gas fireplace w/ stone surround & wood mantle

Electrical & cable outlet on fireplace

3 Windows (E)

Ceiling fan & recessed lighting (remote)

LVP flooring

**Kitchen/Dining**

Two tone cabinetry w/ soft close drawers & cabinets

Quartz counters (solid slab on the island)

Classic subway tile backsplash

Walk in fitted pantry (customizable)

Farmhouse sink

Frigidaire oven/gas range w/ griddle - vented to exterior

Frigidaire refrigerator (water line)

Built in GE microwave

Decorative pendants over island

Decorative chandelier over dining

Recessed lighting

Kitchen window (W)

Walk out sliding glass door (Dining – W facing)

LVP flooring

**Bedroom #1**

Fitted closet (hanging & shelving/customizable)

Window (E)

Carpet

**Bedroom #2**

Fitted closet (hanging & shelving/customizable)

Window (W)

Carpet

**Full Bath**

Kohler undermount sink w/ quartz counter

Tub/shower combo

Decorative light fixture

Luxury vinyl tile flooring

Window (N)

Soft close drawers & cabinets

**Hall Closet**

Fitted w/ plenty of shelving

**Primary Bedroom (#3)**

2 Windows (W)

Walk in fitted closet w/ hanging & shelving

Carpet

Ceiling Fan

Recessed lighting

**Luxury Primary Ensuite Bathroom**

Double vanity w/ Kohler undermount sinks/soft close drawers & doors

Quartz countertop

Pocket door

Insert Walk in shower w/ bench

Decorative wall sconces

Window (S)

Luxury vinyl tile flooring

**Utility Closet**

Fitted w/ shelving & hanging

**Laundry Room**

Cabinetry for storage

Electric hook up for washer/dryer

LVP flooring

**Attached Garage**

3 stall finished garage w/ floor drain

Separate door access from backyard & near front door

Garage code keypad

Insulated garage doors w/ separate openers (smart & silent)

**Lower Level - unfinished**

Decorative wood/metal railing/open wall

Upgraded carpet design leads to lower level

2 at grade large windows (West)

Plumbed for full bath

Foam insulated box sills

Floor trusses vs. I joist (for easier future expansion)

Builder is available to be contracted to finish LL

**Additional Helpful Information**

Builder Arts Custom Homes & Construction

1 Year builder warranty

R-50 vs. R-30 insulation in attic and over garage

3 ¼” window trim & 4 ¼” floor trim vs. 2” & 3”

All closets fitted by The Closet Company are fully customizable.

All flooring & tile from HJ Martin

Titan Heating & Cooling

D&K Electrical

H&S Roofing

Krahn Plumbing

First Supply for plumbing fixtures

Final grade provided on lawn - lot corners marked.