

Sandra Ranck

2901 QUINN OAKS WAY 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:

¾ Glass (N facing) front door w/ sidelights
Shiplap tray ceiling
Decorative light fixture (dimmer)
French doors to Den/Office
Engineered HW flooring (white oak wide plank)
Carpeted stairs to upper level

Den/Office:

Engineered HW flooring (white oak wide plank)
Recessed lighting (dimmer)
Large window to front (N facing) w/ blinds
Cable Hookup

Primary Bedroom/Suite:

4X7 alcove outside primary suite has fitted guest coat closet, pendant light fixture

2 windows w/ blinds (W facing)
3 windows w/ blinds (S facing)
Tray ceiling w/ wood beams
Ceiling fan (dimmer)
Carpet
Pocket door to Primary bath

Primary Bathroom:

Dual vanities w/ quartz countertops & undermount sinks
Floor to Ceiling Linen storage cabinet in between vanities
Framed mirrors, sconce lighting (dimmers)
Walk-in shower w/ glass door, bench & recessed lighting
Neutral tile-like grouted luxury laminate flooring
Private water closet w/ pocket door & sconce lighting
Window w/ blinds in water closet (W facing)
Divided walk-in fitted master closet
Windows w/ blinds (N facing)
Neutral carpet w/ custom shelving, hanging & oversized wall mirror

Great Room

12 foot ceiling with reclaimed stained beams
Floor to ceiling neutral brick gas FP w/ raised limestone hearth/reclaimed wood mantel
Large wall of windows (S facing) w/custom neutral draperies/natural fiber blinds
Additional window (E facing) w/ matching blinds overlooking patio
Ceiling fan & recessed lighting (dimmer)
Engineered HW flooring (white oak wide plank)
60" LG TV and TV mount included
15' X 15' rug & rug pad included
Open carpeted stairway to unfinished LL w/ ceiling light fixture on small landing

Kitchen/Dinette

Reclaimed wood trim opening between kitchen/back hall & kitchen/family room
Cabinets to ceiling w/ corner glass door detail
Quartz counters
Neutral horizontal subway tile backsplash
Double stainless sink w/ divider, pullout sprayer, garbage disposal & water filtration system (included)
2 windows w/ natural fiber blinds (S facing)
Bosch stainless french door refrigerator w/ pull out freezer
Bosch stainless 5 burner gas range/oven
Bosch stainless hood/vented outside
Bosch stainless dishwasher
Island has pendant fixture (dimmer), pullout garbage/recycling, electrical outlet
Engineered HW flooring (white oak wide plank)
Recessed lighting (dimmer)

Dinette:

Decorate light fixture (dimmer)
Sliding Pella patio doors (S facing) w/ neutral draperies to match family room leading to cement patio

Pantry:

5X5 Walk in fitted w/ custom shelving & electrical

Half Bathroom:

Custom painted vanity w/ granite counters
Sconce lighting (dimmer)
Decorative mirror
Engineered HW flooring (white oak wide plank)

Coat closet:

Walk in fitted w/ hanging & shelving
Pocket door
Access to garage

Laundry Room

Painted bench/locker area w/ hooks, storage above
Utility sink w/ quartz countertop
Hanging rack
Whirlpool Duet washer & dryer (electric) w/ pedestals included
Recessed lighting
Neutral tile like grouted luxury laminate flooring

Upper Level

Carpeted landing
Recessed lighting

Bedroom # 2

Large window w/ blinds (N facing)
Ceiling fan
Carpet
Large walk in fitted closet w/ hanging & shelving

Bedroom #3

Large window w/ blinds (S facing)
Ceiling fan
Carpet
Extra deep/large (13X15) walk in fitted closet w/ hanging & shelving

Full Bath

Dual vanities w/ undermount sinks & granite counters
Framed mirrors above each vanity w/ sconce lighting
Floor to ceiling storage cabinet between vanities
Upper window (E facing)
Pocket door to water closet/ shower/tub combo
Recessed lighting over shower/tub combo
Neutral tile-like grouted luxury laminate flooring

Lower Level - unfinished

3 at grade large windows (West)
Plumbed for full bath
Substantial wood railing
Carpet stairs to lower level

Attached Garage:

Door from back hall
3 stalls (Lift master) finished
Extra space/depth for additional storage in 3rd stall
Service door to front walkway
Keyless entry
Attic access

Mechanicals/Miscellaneous:

Gryboski Custom Builders
Pella windows throughout
Martin security system
Sump pump
AO smith gas water heater
Carrier heating/cooling
Sprinkler system

Included:

Great room TV & mount
Great room large area rug
Reverse osmosis system in kitchen
Washer & dryer
Window treatments