

Sandra Ranck

4730 Bark 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.

MAIN LEVEL

Great Room:

- Two-story wall of 12 (E-beach facing) windows overlooking a panoramic ocean-like view of Lake Michigan w/ (N) + (S) windows giving an extended view of the water, including a (S) sliding glass door w/ retractable screen leading to two-tier flagstone patio
- Architectural wood beams w/ exposed decorative hardware
- Two-story cathedral ceilings that carry into foyer w/ an upper level open walkway overlooking both foyer + great room
- Floor to ceiling stone gas fireplace w/ rugged oversized wood mantle
- Custom built-in entertainment cabinet w/ TV + audio system (surround sound) w/ decorative display niche above
- Pony walls flanking walkway into both dinette + foyer
- Ceiling fan w/ wall control
- Radiant heat carpet flooring
- Drop-in floor outlet
- In-wall speakers

Kitchen/Dinette:

- Undermount split sink with raised shelf that's centered on corner (E-beach facing + S) windows giving picturesque lake views
- Viking appliances w/ SubZero Professional Series side by side refrigerator (range new in 21', refrigerator 20')
- Granite countertops
- Dishwasher w/ coordinating cabinetry front
- Vented (outside) range hood vent w/ coordinating cabinetry front
- Three panel sliding glass door w/ retractable screen door
- Stone backsplash
- Under cabinet lighting
- Electricity in island w/ light fixture control
- Recessed lighting
- In-ceiling speaker

Kitchen/Dinette Cont'd:

- Coordinating light fixtures w/ dimmer
- Wood cabinetry
- Wood flooring

Primary Bedroom/Suite:

- Three oversized windows (E-beach facing) w/ luxe blinds
- Fitted walk-in closet w/ hanging + shelving w/ pocket door
- Ceiling fan w/ wall control
- Recessed lighting
- Wood flooring

Primary Bathroom:

- Two (W) windows + two (N) windows w/ luxe blinds
- Radiant heat tile flooring
- Double pocket doors
- Dual split vanities w/ solid surface countertop + sink + linen storage cabinet
- Kohler jetted tub w/ tile surround
- Floor to ceiling tiled walk-in shower w/ bench Shower head + handheld + jets + shelves + frameless clear glass door
- Semi-private water closet
- In-ceiling speakers
- Recessed lighting

Entry/Foyer:

- Flagstone path lined w/ mature landscaping approach to covered flagstone porch w/ recessed lighting + light scones + swing
- Full glass door w/ full glass (W) sidelights w/ keypad/keyless entrance
- Walk-in guest closet w/ pocket door + (W) window
- Architectural wood beams w/ exposed decorative hardware
- Two-story cathedral ceilings that continue into the great room
- Triple coordinating decorative chandeliers

Entry/Foyer Cont'd:

- Custom solid wood curved staircase leading to upper level open walkway
- Three (W) windows aligned above door + 1 (W) window + 2 (W) windows in peak of domer + 1 (N) window
- Tile flooring

Guest Half Bathroom:

- Tile flooring
- Pedestal sink

Laundry Room + Full Bath:

- Abundant storage
- Fisher and Paykel washer w/ two dryers included
- Sink w/ cabinetry
- Double door utility closet
- Vanity w/ solid surface countertop + sink
- Floor to ceiling tiled walk-in shower w/ bench + shelves + frameless clear glass door + handheld shower + shower
- Tile flooring
- Keypad/keyless entry to attached enclosed breezeway w/ recessed light leading to outdoor flagstone patio

UPPER LEVEL

- Extra wide walkway overlooking main level on both sides
- Drop-in floor outlet
- Walk-in linen closet

En Suite 1:

- Alcove with two (E- beach facing) windows + (W) window w/ luxe blinds above a built-in bench seat
- Wood flooring
- Double door closet
- Ceiling fan w/ wall control
- Floor to ceiling tiled walk-in shower w/ bench + shelves + frameless clear glass door
- Vanity w/ solid surface countertop + sink
- Linen storage cabinet
- Two (N) windows

En Suite 2:

- Alcove with two (E- beach facing) windows + two (S) windows w/ luxe blinds
- Wood flooring
- Double door closet
- Ceiling fan w/ wall control
- Floor to ceiling tiled walk-in shower w/ bench + shelves + frameless clear glass door

En Suite 2 Cont'd:

- Vanity w/ solid surface countertop + sink
- Linen storage cabinet

Bonus Room/Bedroom 4:

- Three steps down to bonus room
- Four (S) skylights
- Three (W) windows w/ luxe blinds
- Fitted closet w/ pocket door
- Ceiling fan w/ wall control
- In-ceiling speakers

Full Bathroom:

- Floor to ceiling tiled walk-in shower w/ bench + shelves + frameless clear glass door
- Vanity w/ solid surface countertop + two sinks
- (W) window w/ luxe blinds
- Built-in custom cabinetry

LOWER LEVEL**Family Room:**

- Open stairway
- Floor to ceiling stone gas fireplace w/ rugged wood mantel + wood storage cove
- Four at-grade (E- beach facing) window wall two at-grade (N) windows
- Radiant heat slate tile flooring
- Walk-in storage closet
- Recessed lighting
- Ceiling fan w/ wall control
- Drop in floor outlet
- In-ceiling speakers

Kitchenette:

- Full size refrigerator w/ coordinating cabinetry front
- Sink / Cabinetry
- Radiant heat slate tile flooring

Game Room:

- Radiant heat slate tile flooring
- Recessed lighting
- Ceiling fan w/ wall control
- Radiant heat slate tile flooring

Flex Room:

- Radiant heat slate flooring
- Recessed lighting
- In-ceiling speakers
- Pool table included

Locker Area/Flex Room:

- Four at-grade (E- beach facing) windows
- Eight steps up to (E) door leading to outdoor included hot tub (new in 20') on flagstone patio
- Radiant heat slate tile flooring
- Recessed lighting

Full Bathroom:

- Oversized walk-in shower w/ floor to ceiling tile shower head + hand held + bench + shelves + frameless clear glass door
- Vanity w/ solid surface countertop + sink
- Radiant heat slate tile flooring
- Recessed lighting
- Cedar bench

Bedroom:

- Fitted walk-in closet w/ hanging + shelving
- Ceiling fan w/ wall control
- (N) at-grade window w luxe blind
- Radiant heat carpet flooring

Mechanical Area:

- Mechanicals

Attached Garage:

- Finished two-stall w/ wall openers
- Garage doors features a top row of windows
- Two (S) windows one (W) window
- Service door to back (E - beach side)
- Floor drain
- Storage cabinetry
- Five carpeted steps to landing w/ keypad entrance to back hall of house
- Refrigerator included

Exterior:

- Two-tier flagstone patio
- Gas hook-up for grill
- Cupola w/ weathervane
- Exterior speakers
- Included Hot Springs hot tub w/ cover
- Solar lit boardwalk leading to beach
- Path leading around (S) side of house
- Stone + Cedar exterior (siding painted in 21')

Mechanicals/Miscellaneous:

- Pella windows and sliding glass doors throughout
- Builder Steve Laubenstein
- Solid core doors throughout
- Majority bathroom fixtures are Kohler
- Digital thermostats
- In-ceiling speakers w/ wall controls
- Two furnaces (second floor unit in 20')
- RFG Reme-Halo Air-Purifier feature (new 20')
- Water softener
- Radiant heated floors in main level great room/primary bathroom/LL
- Sump pump
- Artesian well (new pump 22')
- Forced air system w/ AC + heat

Included:

- Washer + 2 dryers
- All kitchen appliances
- Full-size refrigerator in garage + lower level
- Hot tub (20')
- Pool table w/ billiard balls + accessories
- Main Level TV + audio system

**Furniture and beds are negotiable