

Sandra Ranck

4451 Seminole Trail

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

Family Room:

- Wood burning fireplace with floor to ceiling painted brick surround
- Patio door leading into spacious 3 Seasons Room
- Double-hung (N/W) windows
- Recessed lighting
- Wood flooring

Kitchen:

- Charming brick cooking alcove with recessed lighting, JennAir flat top range including downdraft ventilation to outside
- Walk-in pantry with light and electrical plug-ins
- Oversized island with abundant cabinetry including a chandelier with in-island control and electrical plug-ins
- SS side-by-side refrigerator with double drawer freezer
- SS JennAir stacked ovens with convection mode
- SS dishwasher
- Stone countertops with under mount sink + pull-down faucet
- Recessed lighting
- Wood flooring

Dinette:

- Shiplap cathedral ceilings including exposed beams with a dramatic chandelier centered on dining space
- Patio door leading to a spacious three season room
- Three (N/W) windows + Three (S/W) windows overlooking a beautifully landscaped backyard
- Wood flooring

Living Room:

- Custom crown molding

- Gas fireplace with stone surrounds custom wood mantle with flanking sconces

- Wood flooring
- Two (S/E) windows
- Cased opening Formal Dining Room + Foyer

Three Seasons Room:

- Shiplap cathedral ceilings with a beam extending the length of the room
- Exterior walls lined with windows, giving a scenic view of the wooded backyard with exposed brick on walls
- Patio door entering into Great Room, additional patio door entering into Dinette
- Two oversized (N/E) + two oversized (N/W) windows with bottom portion opening
- Tile floor
- Ceiling fan with wall control

Office/Den:

- Custom built-in bookshelf spanning entire wall with bottom cabinets
- Double pocket doors to Foyer, second set open to Family Room
- Wood flooring
- Two (S/E) windows
- Recessed lighting

Dining Room:

- Elegant wainscoting
- Sleek chandelier that coordinates with sconces in living room
- Collection of four (N/W) windows that bump out overlooking picturesque wooded lot
- Wood flooring
- Crown molding

Entry/Foyer:

- Brick approach and steps leading to entrance
- Guest coat closet

Entry/Foyer:

- Oversized ¾ glass double doors with transom window atop the doors
- Custom wood open staircase
- Wainscot lining walls + custom crown molding
- Brick flooring
- Fitted storage closet
- Door leading to Lower Level
- Recessed lighting

Back Hall:

- Entrances from garage, secondary front entrance off driveway and entrance to back patio, both patio and front doors ¾ glass
- Wood and Brick Flooring
- Custom wood storage cabinets with enclosed stackable washer and dryer hookup
- Double door fitted storage closet
- Recessed Lighting

Guest Half Bathroom:

- Dramatic custom concrete countertop with formed sink
- Coordinating light sconces
- One (S/E) window

Guest En Suite 1 with Lounge Area:

- Lounge Area:
- One (S/E) window + one (S/W) window
- Hardwood LVT
- Recessed lighting

Bedroom:

- Hardwood LVT
- One (S/E) window + one (N/E) window
- Fitted walk-in closet with lighting

Bathroom:

- One (N/E) window
- Shower insert with bench + glass door
- Wood vanity with stone counter + under mount sink
- Tile flooring

- Linen storage closet

UPPER LEVEL

Primary Suite:

Bedroom:

- Two (S/E) windows
- Fitting wall-in closet with custom wood cabinetry entering to both Primary Bedroom and Laundry Room
- Ceiling fan with wall control
- Custom drapery (included)
- Recessed lighting
- Wood flooring

Bath:

- Zero-threshold fully tiled including ceiling walk-in shower w/ frameless glass doors + handheld shower head + mounted shower head + recessed lighting
- Wood double vanities with stone countertops + under mount sinks
- Lighted frame beauty mirrors
- Water closet with recessed lighting
- Floor to ceiling custom wood cabinet
- One (N/W) window
- Radiant heated tile flooring including in the shower .wood flooring
- Soaker tub with freestanding tub filler
- Recessed lighting

Laundry Room:

- Washer and dryer with pedestal stands (included)
- Stone countertop with an extended stone backsplash + under mount sink with pull-down faucet
- Abundant storage including two pullout drawers fitted with drying bars
- Recessed lighting
- Wood flooring
- Window
- Pocket door leading into fitted walk-in closet that extends to Primary Suite

En Suite 2:

Bedroom:

- Two (S/E) windows
- Recessed Light
- Wood flooring
- Entrance to double vanity bathroom + walk-in fitted closet

(cont.) En Suite 2:

Double Entry Bathroom:

- Three vanities including two with under mount sinks, stone countertops
- Tub/shower insert
- Floor to ceiling linen cabinet
- Pocket doors to both separate vanity rooms

Bedroom 4:

- Double-hung (N/W) windows
- Fitted walk-in closet
- Wood flooring
- Recessed lighting

Attached Garage:

- Three stall
 - Three overhead doors with opener
 - Shelving
 - Stairs leading to Lower Level
 - One step up to entrance
- Side and back service doors

Outside:

- Picturesque wooded lot
- Located across from Indian Trails conservancy
- Double driveway (circle driveway + separate driveway to garage)
 - Extensive stone work
 - All brick exterior with cornice trim

LOWER LEVEL - Unfinished

- Stairs leading to Foyer + Garage
- Stained concrete with sealed finished

Mechanicals/Miscellaneous:

- Roof approx 15 yrs (design life is 30-60 yrs)
- CalCuilts - interior renovation work (see attached list)
- Martin security system
- Three cooling units
- Three furnaces

- Zoned heating and cool (Upper Primary Suite, Main Level Guest En Suite and remainder of home)
- Radiant heat in Upper Primary Suite (tile only)
- Air to air exchange/purifier, UV bulb sanitizer, humidifier/Aprilaire, dehumidifier
- Water softener (included)
- Gas hot water heater

Included:

- Wash and Dryer (new in 2021)
- All appliance
- Primary Suite window drapery

4451 Seminole Trail Renovation List

Exterior

-retaining walls (back and side) in 2022

Interior Painting

-all walls, trim

Lighting

-added can lighting to almost every room and hallways

-updated light fixtures in breakfast room, dining room, living room, foyer, master bedroom, bedrooms

Hardwood floors added and stained

-office, living room, family room, all of upstairs, stairs

Renovated Nanny/Guest suite

Basement

-epoxy floor

-dehumidifier

-3 humidifiers

-UV Light Air Conditioner System (sanitizing light)

Insulation

-Installed R-50 complete blown cellulose in house attic

-Installed R-38 cellulose in garage attic

-Sprayed R-21 urethane foam in box sills in basement

Full Master Bath renovation

Full Mudroom renovation

Full Guest Bath renovation downstairs

Added Laundry and Master Closet upstairs

Built out upstairs bedroom closet (connected to hall bathroom); it used to be just a cedar storage room

New Exterior Doors

-all front (3)

-mudroom: exterior, garage (2)

Converted Family Room fireplace from gas back to wood (originally was wood)

New fireplace custom doors (both)

Changed all hardware in house

Handrail in foyer