

Sandra Ranck

EXCELLENCE IN DISTINCTIVE REAL ESTATE

AMENITIES

1026 Cider Drive

MAIN LEVEL

GREAT ROOM

2-story ceiling
Full wall of eight (N) windows creating a picture frame like view of the backyard with bottom row opening and four (E) windows flanking the fireplace with bottom windows opening
Cordless blinds on lower windows
Dramatic 2-story floor to ceiling reclaimed wood surround gas fireplace with wood beam mantle and concrete hearth
Oversized ring chandelier
Recessed lighting
Carpet flooring

KITCHEN

Ceiling height kitchen cabinets
Stone countertop
Two-tone cabinets with wood island
Coordinating Frigidaire stainless steel appliances, including under counter microwave, flat top stove with exposed stainless steel hood, french door refrigerator with pull out freezer drawer
Kohler apron sink with garbage disposal and pulldown faucet
White high gloss long subway tiled backsplash
Two (N) picture frame like oversize windows overlooking backyard cordless blinds
Fitted walk-in pantry with full privacy glass door with lighting
Electrical plugs in island with two decorative clear glass light pendants centered above
Recessed lighting
LVT flooring

DINETTE

Elegant linen chandelier
Dry bar with wine cooler, cabinet with stone countertop and reclaimed wood backsplash extending to ceiling
Patio door leading to patio and fully fenced in backyard
LVT flooring

PRIMARY SUITE

BEDROOM

Set of three oversize picture frame like (N) windows with cordless blinds
Chandelier centered in room
Pocket door leading into bathroom
Carpet flooring

BATHROOM

Pocket door leading to fitted walk-in closet with recessed lighting, abundant hanging and built-in shelving
Stone countertop on a wood vanity with double under mount sinks, coordinating mirrors and decorative shiplap feature wall
Three coordinating light sconces
Transom (W) window above vanity
Penny tile flooring
Recessed lighting
Door leading to toilet and shower room
Linen tower
One (W) window
Walk-in shower subway tile with frameless glass door, niches, corner bench, recessed lighting, transom (N) window
Pendant light fixture

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AMENITIES

1026 Cedar Drive

OFFICE

Full glass barn door leading to Foyer
One (S) window with cordless roman blinds
Carpet flooring

FOYER

Transom (S) window above front entry door with window on top 1/3
Full glass barn door leading to Office
Two decorative light pendants
LVT flooring

LAUNDRY ROOM

Cabinets with laminate countertop, drop in sink and hanging bar
Washer and dryer on custom pedestal (included)
One (S) window
LVT flooring

MUDROOM / BACK HALL

Open locker with shelf, hooks and bench
Built-in cabinet with stone countertop
Fitted reach-in closet
One (S) window
Entry to garage
LVT flooring

UPPER LEVEL

BEDROOM 2

Decorative floral wallpaper mural
Boho beaded chandelier

Fitted walk-in closet with lighting

One (E) window and two (S) awning windows with cordless blinds
Carpet flooring

BEDROOM 3

French door reach-in closet
Gorgeous glass and brushed gold designer chandelier
Two (S) windows with cordless blinds
Carpet flooring

BEDROOM 4

One (W) window and one (N) window with cordless roman blinds
Fitted walk-in closet with lighting
Carpet flooring

BATHROOM 3

Rustic shiplap wall above double vanity with double drop-in sinks, decorative lighting and coordinating mirrors
Pocket door leading to tub/shower and toilet
Linen tower cabinet
Tub/shower insert with built-in shelves
LVT flooring

LOWER LEVEL

FAMILY ROOM

Open carpeted staircase to Main Level
Two entrances leading to unfinished storage/mechanicals
Recessed lighting
LVT flooring

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BEDROOM 5

Oversized egress (N) window
French doors reach-in closet
Carpet flooring

BEDROOM 6 / GYM

Fitted reach-in closet
Gym rubber flooring
Oversize egress (E) window
Recessed lighting

BATHROOM 4

Vanity with stone countertop and under mount sink
Built-in linen cabinet
Walk-in shower insert with built-in shelves
LVT flooring

MECHANICALS

Water heater
A/C
Zoned heating - Main Level and Upper Level // Lower Level

EXTERIOR / ETC.

Quality build by Cypress Homes
Beautifully landscaped lot including a large concrete patio in backyard
Two raw timber porch posts on covered porch leading to front entry
Sprinkler system in lawn and flower beds
3.5 stall partially dry walled garage with opener, keypad, drain, (W) service door, one (W) window, two (S) overhead doors with decorative hardware, steps to Lower Level and 4 steps up to Main Level
Focus on Energy New Home Certification program (in 2019)
Fully fenced backyard
Washer/Dryer, Kitchen Appliances, Bar Refrigerator, Drapry in Dinette and Primary Bedroom, TV hookups, Basketball hoop included
TVs and playset are negotiable
Garbage day - Monday AM/ recycling bi-weekly

AUTUMN HEIGHTS NEIGHBORHOOD

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