

Sandra Ranck

EXCELLENCE IN DISTINCTIVE REAL ESTATE

AMENITIES

2554 South Huntington Way

MAIN LEVEL

GREAT ROOM

Bank of 6 (E) Pella windows with transoms spanning entire wall overlooking peaceful views of pond and wildlife

Pier gas fireplace with stone surround and wood details giving an open view to Dining Area

Built-in wood entertainment center with surround sound system and tuner (included)

Large wood square pillars lining walkway to Lower Level open hardwood staircase

Low profile carpet flooring

Recessed lighting

Drop-in floor electric plug

KITCHEN

Island with butcher block top, display shelving, cabinets and glass light pendant above

Large fitted walk-in pantry with ample storage, light and (S) window

Granite countertops with under mount sink and pull-down faucet

Mosaic tile backsplash

Glass doors on upper cabinets flanking window

Set of (N) windows above sink and (W) window

Built-in desk with coordinating cabinets and granite countertop

Wet bar with coordinating cabinets, granite countertop, wine glass track holder and bottle holder

Open to large dining area

Stainless steel and black drop-in range, oven, dishwasher microwave and french door refrigerator with bottom drawer freezer

Cherry hardwood flooring

DINING ROOM

Three-panel Pella sliding glass doors (N) leading to large deck overlooking beautiful scenic views

Bank of four (E) windows with cordless blinds

Linear chandelier centered over dining area

Pier gas fireplace with stone surround and wood details giving an open view to Great Room

Cherry hardwood flooring

4-SEASON ROOM

Bank of four (E) Pella windows and two (S) windows giving room an in-nature feeling

Built-in desk and three bookshelf towers

Full glass door leading to both Primary Suite and Great Room

Cherry hardwood flooring

Recessed lighting

FOYER

Full glass sidelights flanking front door with transom extending the full length

Pendant light centered in area

Coat closet

Large wood square pillars

Cherry hardwood flooring

HALF BATH

One (W) window

Pedestal sink with flanking light sconces

Cherry hardwood flooring

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.

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LOWER LEVEL

PRIMARY SUITE

BEDROOM

Two (E) windows and two (S) windows corned creating a panoramic view

Low profile carpet

Ceiling fan

Entry to Primary Bath, Hallway and 4-Seasons Room

BATHROOM

Two fitted walk-in closets with shelving and hanging

Tiled walk-in shower with niche and handle-held shower head

Set of three (W) windows with blinds

Jetted tub with tile surround

Split double vanity with granite countertop

Wood shelf unit

Tile flooring

LAUNDRY ROOM

Custom built storage cabinet

Washer and dryer

Double door reach-in closet

Cabinet with drop-in sink and additional cabinets above

Full glass door leading to deck and door leading to garage

Two (N) windows

Cherry hardwood flooring

Recessed lighting

Hardwood staircase with double landings leading to Main Level

Under-stairs storage closet

Two unfinished storage and mechanical areas

FAMILY ROOM

Bank of six (E) Pella windows overlooking scenic water views of the backyard

Recessed lighting

Low profile carpet flooring

Wet bar with cabinets, countertop with drop-in sink and under-counter refrigerator

EN SUITE

BEDROOM

Two (E) windows

Low profile carpet flooring

Double door reach-in closet

DUAL ENTRY BATHROOM

Walk-in shower insert

Linen cabinet tower

Vanity with drop-in sink cabinets and seating area with mirror spanning the length

Tile flooring

BEDROOM 2

Two (E) windows

Low profile carpet flooring

Double door reach-in closet

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MECHANICALS & MISC

Custom Pella windows throughout (80%, replaced approx. 2018)

Built by Schoen Construction and Design, LLC

Furnace new in 2020

A/C new in 2020

Water heater

Water softener owned and included

Well pump and bladder new 2022

Central Vac

EXTERIOR

Cedar and stone siding

Roof new in 2016

Invisible fenced-in area for pets

Sprinkler system serviced and new controller in 2023

Landscaping throughout entire property with water feature flowing through rock-bed by front entrance

Large deck off with metal pipe railing and wood base, two entrances into house

Stone path and steps up to Foyer entrance

2.5-Stall garage with (S) service door, door into house, set of (W) windows, mounted tv, outlet for central vac, floor drain pull-down ladder to for attic access and storage cabinets

Included - Washer and dryer, kitchen appliances, entertainment center in Lower Level, wood shelving unit in Primary Bath, surround sound system and tuner in Great Room, stereo system and speakers around outside deck, refrigerator in Lower Level wet bar, mounting hardware for tv in Primary Bedroom, cabinets and work bench in Lower Level unfinished area and metal bistro table set

Excluded - Freezer in Lower Level storage, all TVs (mounting hardware in Primary Bedroom and Garage TV included)

Garbage - Tuesday / Recycling - every other Tuesday

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