

# Sandra Ranck

EXCELLENCE IN DISTINCTIVE REAL ESTATE

## AMENITIES

*4450 Indian Trail*

### MAIN LEVEL

#### LIVING ROOM

- Masonry gas (option for wood burning) fireplace with tile surround and custom wood mantel
- Pella double-hung windows - two (E) windows, two (S) windows and four (W) bay windows giving lush nature views
- Entry to Foyer and pocket door to Great Room
- Red oak hardwood flooring

#### GREAT ROOM WITH BAR CLOSET

- Unique and stunning hidden wet bar closet with wine refrigerator, onyx countertop/backsplash, copper sink, built-in wine bottle rack, glass shelving, recessed lighting and cabinets
- Masonry wood burning (option for gas) fireplace with onyx surround and wood mantel
- Built-in bookshelves flanking fireplace with tuck-away mounted TV (included) by V&A Custom Cabinetry
- Double hung (S) Pella windows
- Pella sliding glass doors leading to large deck in backyard
- Red oak hardwood flooring

#### KITCHEN

- High-end appliances; Sub-Zero refrigerator with two freezer drawers, four under-counter Sub-Zero refrigerator drawers, Sub-zero commercial ice maker, Wolf double ovens, Wolf 5-burner induction cook top (all new in 2011) and Miele dishwasher (new in 2020)
- Custom cabinetry by V&A Custom Cabinetry - mixer lift cabinet, raised dishwasher, cabinet panels covering appliances, glass door display cabinets, built-in desk, face insets and soft-close drawers
- Large island with display shelving, granite countertop, under counter refrigerator drawers, ample storage and copper sink

- Glass French doors to Great Room
- Fitted walk-in pantry with mirrored French doors
- Three glass designer light pendants
- Ann Sacks tiling
- Granite countertops
- Pella windows - three (E) windows above sink, four (W) windows following (W) sliding door to deck in backyard
- Small door in backsplash for direct recycling drop into garage
- Red oak hardwood flooring

#### FORMAL DINNING ROOM

- Two sets of full glass French doors, one leading to Kitchen and one leading in Butler's Pantry
- Butler's Pantry with custom cabinetry by V&A Cabinetry including glass cabinet doors and granite countertop
- Two (E) Pella windows with drapery
- Chandelier centered on dining area (new 2023)
- Wainscot and chair rail around entire room
- Red oak hardwood flooring

#### FOYER

- Entrance door with flanking full glass sidelights and transom spanning above
- Designer chandelier
- Open staircase to Upper Level
- Fitted coat closet
- Wainscot around walls and continuing up the stairs
- Entrance to Dining Room, Living Room and hall leading to Great Room
- Red oak hardwood flooring

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### GUEST SUITE / FLEX (ADDED IN 2001)

#### BEDROOM

- Spacious area with extended views of the lush backyard
- Fitted oversized walk-in closet with abundant shelving and hanging storage and transom
- Custom built-in bookshelves lining walls, desk with doors to close off from room, bench seating below windows and murphy bed
- Pella - three (S) windows, two (SW) windows, two (W) windows and two (SW) windows flanking full glass door leading to deck
- Red oak hardwood flooring

#### BATHROOM

- Zero - threshold (roll-in) fully tiled shower with multiple grab-bars, large tiled bench, niche, mounted and handheld shower heads
- Large transom following the length of vanity
- Double vanity with granite countertop, double under mount sinks seating area, under ambient light and mirror extending the length of counter
- Full glass door with sidelights and transom
- Linen cabinet
- Recessed lighting
- Tile flooring
- Pocket door leading to Laundry Room

### LAUNDRY ROOM

- LG washer and dryer washtower (included)
- Ample custom cabinetry with shelving for shoes (approx.. 50 pair), hanging rod, pullout trash bin, built-in ironing board, tiered cleaning supply and vacuum storage
- Granite countertop

### HALF BATHROOM

- One-of-a-kind carved onyx vessel sink on marine varnished Kohler vanity
- Pocket door
- Wall-mount faucet
- Red oak hardwood flooring

### UPPER LEVEL

- Wainscot and chair rail continuing upstairs and through hall
- Two (E) Pella windows
- Designer light sconces
- Linen closet
- Wool carpeting on steps and hall

### PRIMARY SUITE

#### BEDROOM

- Two (E) Pella windows with built-in blinds
- Entry to bathroom and walk-in closet
- Wool carpet flooring

#### BATHROOM

- Separate vanities with granite countertops, under mount sinks, seating area, face inset, soft-close cabinetry and under cabinet ambient lighting - Custom cabinetry by V&A Cabinetry
- Two (W) Pella windows overlooking views backyard
- Pocket door leading to walk-in shower/toilet room and mirrored french doors leading to walk-in closet
- Custom fitted walk-in closet with shelving and hanging
- Walk-in shower with stone tile, granite bench and threshold, glass door, niche, mounted and handheld shower head
- Stone tile flooring

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### BEDROOM 3

- Two (E) Pella windows with built-in blinds
- Double door reach-in closet
- Wool carpet flooring

### BEDROOM 4

- Two (W) Pella windows with built-in blinds and drapery
- Double door reach-in closet
- Wool carpet flooring

### BATHROOM 5

- Two (E) Pella windows with built-in blinds
- A set of double door reach-in closet
- Wool carpet flooring

### BATHROOM 4

- Vanity with under mount sink, ambient under light and plenty of cabinets with face inset and soft-close drawers/doors - by V&A Custom Cabinetry
- Walled off toilet area with open shelving
- Walk-in tiled shower with, glass door, bench, corner shelf, niche, rain and handheld shower heads
- Ann Sacks Tile
- Exotic (cat 5) granite countertop
- Open granite (cat 5) shelving
- Recessed lighting

### LOWER LEVEL

- Carpeted steps leading to Main Level and stairs to garage and outdoors
- Evoke-vinyl - composite core, floating flooring (new in 2023)
- Second laundry with washer and dryer (included)
- Two large unfinished areas for storage and/or future use, including a workshop
- Wine/root area design to stay at "cellar-like" temps

### RECREATION ROOM

- Sauna with multiple seating
- Two sets of mirrored reach-in closets
- Recessed lighting
- Evoke-vinyl - composite core, floating flooring
- Storage closet

### OFFICE

- Glass french doors
- Mail chute from Main Level garage entrance
- Recessed lighting
- Evoke-vinyl - composite core, floating flooring

### BATHROOM 5

- Wood vanity with stone top, light sconces and mirror
- Walk-in shower insert
- Evoke-vinyl - composite core, floating flooring
- Adjacent to sauna

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### MECHANICALS

- 4-Zone heating and cooling - Upper Level / Kitchen, Dining, Great Room, Living Room, Foyer/ Guest Suite/ Lower Level
- Two furnaces (2001 and 2010) serviced yearly
- Two A/C (2001 and 2002) serviced yearly
- Two water heaters (2017 and 2018)
- Water softener (owned)

### EXTERIOR / MISC.

- Built by Bob Richards Construction
- Professionally landscaped with flowering trees, plants and natural hardwood surrounding house
- Pella windows throughout with built-in blinds in Upper Level bedrooms (new 2011 in Main House/Guest Suite addition 2001)
- Asphalt circular driveway (new 2021)
- Sprinkler system in front yard (backyard disabled / as is)
- Low-voltage deck lights
- Direct natural gas line to grill (included)
- Large composite deck ( new 2001)
- 3-stall garage with opener, keypad, epoxy flooring, ramp, professionally installed cabinetry and workbench, utility sink, two (E) windows, service door and stairs to Lower Level
- Gutter helmet on all gutters
- Two different ages of roofs - Main House 2011 / Addition roof 2001, shingles coordinate
- Top ridge and bat screen (new 2020 - no sign of bats)
- Fireplace stainless steel chimney cap ( new 2023) Great Room fireplace fan at top of chimney to pull air (dial on wall.) Easy conversion to gas - both are suitable for wood burning

- Cleaning and moss prevention (2022) five yr guarantee - Pioneer Softwash singles

### INCLUDED

- All mounted TVs (option to remove)
- Sound system (as is)
- Gas grill (option to remove)
- Cabinetry and workbench in garage
- All Kitchen appliances including microwave
- LG washer and dryer washtower
- Washer and dryer in Lower Level
- Basement utility shelving
- Murphy bed and mattress (option to remove mattress)
- Workbench and cabinets in Lower Level
- Drapery in Bedroom 4 and in Formal Dining Room, Guest Suite Door have Hunter Douglas Vertiglide, windows - Hunter Douglas Shades - two settings total privacy and light diffusion

### REMODEL HISTORY

#### MAIN REMODELING:

- 2023 - Lower Level - addition of Bathroom 5, paint and flooring.
- 2022 - Main Level - hardwood floors refinished
- 2011 - Kitchen, Dining Room, Butlers Pantry, Half Bathroom, Primary Bathroom, hardwood in Living Room, Bathroom 4, Garage, Bar and Fireplace in Great Room and all new Pella windows in Main house (excluding Guest Suite addition).
- 2001 - addition of Guest Suite

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