

Sandra Ranck

EXCELLENCE IN DISTINCTIVE REAL ESTATE

AMENITIES

4553 Algonquin Trail

MAIN LEVEL

GREAT ROOM

Bank of extended length (W) windows overlooking lush backyard, two (S) windows flanking fireplace all with transoms

Gas fireplace with wood mantle

Two recessed directional lights

TV with wall mounts above fireplace (included)

9' French doors with transom leading to Office

Two decorative columns

10' ceiling

HW flooring

KITCHEN

Solid surface countertops with undermount sink, garbage disposal and pull-down faucet

Reverse osmosis

Kitchen island with cabinetry and seating area

Two glass light pendants above island (new)

Recessed lighting

Walking-in pantry fitted with shelving and lighting

One (W) window above kitchen sink overlooking calming views of the backyard

Coordinating range, refrigerator, dishwasher and microwave

10' Ceiling

HW flooring

DINETTE

Door (W) leading to back patio with transom

Two extended length (W) windows with transom overlooking lush

Decorative chandelier and coordinating light scones flanking area for art piece (new)

10' Ceiling

HW flooring

FORMAL DINING ROOM

Three extended length (E) windows transom overlooking large front yard

Wainscot around entire room

Wide entrance with (E) transom above to Foyer and Back Hall

10' ceiling

HW flooring

OFFICE

Three extended length (E) windows overlooking large front yard with transom

Wide entrance with transom above to Foyer and 9' french glass doors to Great Room

Built-in wood bookshelves

10' ceiling

Carpet flooring

HALF BATH

Built-in corner cabinet

Pair or light scones ****Mirror not included****

Pedestal sink

10' ceiling

HW flooring

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FOYER

2-story ceiling

Dramatic ring chandelier centered on 2-story ceiling

Open staircase leading to Upper Level

Large transom (E) above display ledge

HW flooring

BACK HALL / MUDROOM

Wood built-in bench with storage and hooks above

Fitted coat closet

Study nook walk-in closet with built-in desk and cabinet

10' Ceiling

HW flooring

LAUNDRY ROOM

Cabinet with laminate countertop, drop-in sink and hanging bar

Wash and dryer (included)

10' ceiling

HW flooring

UPPER LEVEL

PRIMARY SUITE

BEDROOM

Three extended (E) windows, one (S) with transom

TV with wall mount (included)

Capet flooring

BATHROOM

Tiled drop-in tub surround with windows and an art light sconce

Two (W) windows and two (S) windows surrounding tub and one (S) window with blinds

Separate make-up vanity with mirror and light sconce

Walk-in fully tiled shower with handheld, mounted and rain shower heads, niches, corner bench and frameless glass door

Solid surface countertop on double vanity with under mount sinks, matching cabinet mirrors and two light sconces

Floor to ceiling linen cabinet

Tile flooring

EN SUITE

BEDROOM

Two extended (W) windows with transom and blinds

Door leading to walk-in closet fitted with shelving and hanging

Carpet flooring

BATHROOM

Fully tiled walk-in shower with mounted and rain shower head, frameless glass door, corner bench and niches

Solid surface countertops on a wood vanity

Linen storage cabinet

Tile flooring

BATHROOM 3

Built-in desk with cabinet and recessed lighting

Two reach-in closets

Entry into shared bathroom with private vanity room

Two (W) windows

Carpet flooring

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BEDROOM 4

Built-in desk with cabinet and recessed lighting

Two reach-in closets

Entry into shared bathroom with private vanity room

Two (E) windows

Carpet flooring

DOUBLE ENTRY BATHROOM

Double entry bathroom with two separate vanity rooms joined by separate shower and toilet room

Large vanity mirror and full length mirror in each vanity rooms

Tub and shower insert

Linen cabinet

LVT flooring

LOWER LEVEL

THEATER ROOM

Full projection system with screen, audio, and projector mounted

Two (S) small slide windows

LVT flooring

Carpeted steps to Main Level

MECHANICALS

Roof new in 2013

A/C

Two water heaters

Water softener (owned)

Operating well for outdoor use

EXTERIOR & ETC.

3-Stall garage with three drains, three over head doors with opener, (E) window and (W) service door to backyard

Covered front porch with pillars leading to Foyer

Concrete patio off back Dinette entrance

Large lush park-like lot

Brick and vinyl siding

All appliances, washer and dryer, cabinet in Formal Dining Room, basketball hoop, workbench in unfinished LL, projection system and TVs with hookups

Garbage pick-up on Tuesday mornings

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