

# Sandra Ranck

EXCELLENCE IN DISTINCTIVE REAL ESTATE

*3095 Bay Settlement Road*  
INTERIOR HIGHLIGHTS

## KITCHEN

- La Cornue Gas Range/Oven
- Warming Drawer
- Viking Hood Vents to Outside
- Sub Zero Wood Panel Over Sized Refrigerator and Freezer w/ 2 Drawers each Electrolux Built-In Microwave
- Bosch Dishwasher
- 2 Furniture Style Islands w/ Marble Countertops (one w/sink)
- Stone Countertops w/ Counter Seating
- Mezzanine Overlook
- Stone Flooring
- Walk-In Pantry (Sink could easily be added)

## KITCHEN FAMILY ROOM

- Wood Burning FP
- Glass Door Access to Outdoor Kitchen/Family Room Outdoor Patio with Wood Burning FP & Back Balcony
- West Exposure

## BACK HALL

- Oversized Fitted Laundry Closet
- French Doors to Front Patio (East Sun)
- Half Bath
- Stairs to Unfinished Bonus Area
- Glass Door to Back Patio

## GREAT HALL AREA

- Music and Formal Dining Areas
- French Doors to Balcony
- Wood Burning FP

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## PRIMARY SUITE

- French Doors to Private Balcony
- Kohler Steam Shower
- Separate Kohler Soaking Tub/Gas FP Area
- 2 Fitted Walk-In Closets

## UPPER LEVEL

- 4 Bedrooms (one has a sink area)
- 2 Full Baths
- Half Bath on Mid-Level
- Spacious Central Hall
- Second Laundry Room (washer & dryer included)

## LOWER LEVEL

- Large Entertaining Area
- Wood Burning FP.
- French Doors to Lower Patios
- Theater Room (could dig down for a golf simulator)
- Kitchenette/Bar
- Exercise Room w/ Private Patio
- En-Suite Bedroom (patio doors to private patio)
- Stairs to garage
- Mechanical and Storage Areas

## THIRD LEVEL

- Bunk Room
- French Doors to Viewing Balcony

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## MISC.

- Custom Architectural Arched Tall Solid Wood Door w/ Ornamental Hardware/Hinges
- Custom Wood & Iron Main Staircase
- 2 Staircases to Upper Level
- 1 Staircase to Unfinished Bonus Room
- 1 Staircase to Third Level
- 2 Staircases to Lower Level

## MECHICALS

- 3 Tempstar Furnaces (2 original and 19 years old)
- 2 Tempstar A/C Units (original)
- Central Vac (not in use)

## GARAGE

- 4 Spacious Stalls
- Plumbed for Heat
- Stairs to LL
- Double Service Door to Back

## GENERAL

- Built in 2008 by David Westlund
- Maintained by DeLeers
- Designers Mitch Wise of Mitch Wise Design and Donald Kussow
- V&A Cabinetry Throughout (exception of closet)
- Spacious Unfinished Bonus Room w/Balcony above Garage

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EXTERIOR HIGHLIGHTS

- 3 Stone & Brick Chimney Stacks
- All Stone, Brick & Cedar Exterior
- Fiberglass, Rubber & Copper Roofing (2008)
- Invisible Pet Fencing Front & Back
- Hurd Windows
- 2.1 Acres (tax parcels SC-93-1 and SC-93-2 are included).
- Outdoor Kitchen (gas grill, smoker, refrigerator, electrical, storage, stone countertops)
- Wood Burning Outdoor Fireplace
- Six Designated Outdoor Living Areas for Privacy & Gathering
- Sprinkler System (Has not been in operation since the lawn was installed so may not be functional)
- Landscape Lighting
- Substantial Professional Stone Landscaping

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