

# Sandra Ranck

EXCELLENCE IN DISTINCTIVE REAL ESTATE

4479 HERITAGE HEIGHTS

## *Interior Highlights*

- Pella Architectural Series Windows Throughout
- Tumbled Stone, Hardwood and Carpet Flooring
- Substantial Ornate Custom DeLeers Millwork Throughout
- Many Areas to Gather Including Great Room, 4 Seasons Room, Den, Family Room, Hearth and Rec. Room
- Eight Fireplaces Throughout (one wood burning in LL Family Room)
- Interior and Exterior French Doors
- Hidden Coat Closet in Arched Doorway off Foyer Leading to Kitchen
- Kitchen w/ Coffered Ceiling and Inviting Cozy Hearth Fireplace Sitting Area
- Grand Great Room w/ Ambient Ceiling Lighting, Windows and French Doors Lining all Walls Giving Breathtaking Views of Backyard and Cityscape w/ Walkout to Large Blue Stone Patio
- Primary Suite Includes; Tuck-Away Office w/ Stackable Washer and Dryer, Fully Fitted Closet w/ Dresser Island, Sitting Area Overlooking Water Feature w/ Entrance to Patio, Fireplace. Luxury Bathroom includes; Walk-In Tile Shower w/ Private Patio, Jetted Tub and Sizable Pet Door to Pet Relief Area in Water Closet.
- 4-Seasons Room w/ Windows Lining Walls Giving Panoramic Views of the Backyard and Cityscape
- Skylights in Primary Bathroom and 4 Seasons Room
- Upper Level Sitting Area Overlooking Foyer w/ Fireplace
- Dramatic Office w/ Sitting Area, Fireplace and Hidden Room Through Bookshelf
- Wine Cellar w/ Separate Red and White Climate Controlled Areas Flanking a Tasting Room, Ornate Brick Ceiling in LL
- Family Room in LL w/ Walkout to Stone Patio that is Surrounded by Stone Retaining Walls Giving a Secluded Feeling
- Hotel-Like Heated Pool - 43'x7'x varies 3' to 4' (buyer to verify), Sauna, Steam Room with Shower Head, Hand Shower and Body Sprays, Bathroom, Locker and Full Exercise Room
- Prep Kitchen and Large Laundry Room in LL
- Large Cedar Closet, Massive Fitted Organized Storage w/ Crafting Area
- Radiant In-Floor Heat in LL and ML and UL Baseboard Radiant Heat
- High Velocity System in Attic UL

*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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## *Exterior Highlights*

- Multiple Outdoor Living Areas for Entertaining and Relaxing
- Substantial Landscaping and Hardscape
- Heated In-Ground Pool w/ Stone Patio Surround - 42' x 17' depth varies (buyer to verify)
- Foot Bridge Over Pond w/ Water Feature, Leading to Pool
- Spacious Pergola w/ Mature Trumpet Vines Overlooking Pond off Pool
- Barn (once housed two horses, may have up to five horses)
- Regulation Sized Lit Tennis Court
- Lit Brick Entry Wing Walls Flanking Both Driveway Entrances
- Circular all Brick Driveway
- All Brick Exterior w/ Corinthian Columns and Dentil Moulding
- Lit Ginkgo Tree Centered in Courtyard off Primary Suite and 4 Seasons Room
- Large Stone Patio w/ Retaining Wall off LL Family Room
- Fenced in Pet Relief Area
- Sprinkler System in Beds
- Stunning Cityscape and Nature Views

## *General Highlights*

- Extensive Remodeling and Addition by DeLeers '04
- Both Parcels (D-446-3 & D-446-4) are Being Sold as One w/ a Total of 10.36 Acres
- Two Forced Air Water Boiler '15
- Five AC Units (four '16/ one '21)
- Garage Includes; Three Oversized Stalls, Large Island and Countertop Space w/ Sink, Floor to Ceiling, Fully Finished Walls and Floor, Fitted Cabinetry for Storage and Stairs to LL
- Fiberglass Roof '03
- In-Ceiling and Concealed Speakers - Equipment Not Included

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