

# Interior Highlights

1 0 7 0 C T O W N P O I N T E C I R C L E

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.

## INTERIOR

- Fully Renovated Kitchen that includes; All new cabinetry, Open Shelving with Ambient Up Lighting, Waterfall Countertop, Slab Backsplash, Corner Sink with Windows, Island with Storage, Spacious Walk-In Pantry with Ample Storage, Refrigerator, Microwave, and Countertop Space
- Patio Doors off Dinette Leading to a Large Patio Surrounded by Landscaping
- Gas Fireplace Flanked by Substantial Windows in Great Room
- Dual Closets in Primary Suite with a Walk-In Tile Shower, Generous Cabinet Storage and Window Bench with Storage in Bathroom
- Custom Foyer Double Full Lite Door with Arched Transom Atop
- Hickory Hardwood, Tile and LVP Flooring Throughout
- Tuck-Away Office off a Spacious Laundry Room
- Anderson Windows Throughout Including Interior Transoms
- Some Designer Light Fixtures from Saltbox
- Upper Level Includes an En Suite, Dual Entry Bathroom Joining Two Bedrooms and Landing Area that overlooks Great Room
- Spacious Finished Lower Level that Includes a Full Bathroom, Bedroom, and Family Room with At-Grade Windows
- 3 Stall Garage with Stairs that lead to Lower Level

## EXTERIOR

- Builder - Matt Gerhardt
- Updated Landscaping that includes; Retaining Wall, Newly Planted Trees with a Sprinkler System in Beds and Lawn

## INCLUSIONS

- Kitchen Appliances
- Microwave and Refrigerator in Pantry
- Washer and Dryer
- Water Softener
- Lower Level TV
- Ring Doorbell & Camera
- Audio System
- *Hunters Run Association Provides a Private Beach, Stocked Ponds, Tennis - Pickleball - Basketball Courts, Picnic Area, Playground, Kayak Launch, Adjacent to Barkhausen Waterfowl Preserve, Neighborhood only Events and is Surrounded by Picturesque Nature Scenery.*
- *Annual HOA Fee of \$900*

Sandra Ranck  
REAL ESTATE COLLECTIVE

# Property Renovation

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## IMPROVEMENTS BEGINNING JULY 2022

- Kitchen Remodel \$56.5k (Elegant Cabinets, BAGM)
- New Saltbox Lighting \$7.3k (Electrical \$2k + Saltbox \$5.3k)
- New Kitchen Appliances Total \$8.1k Including Fridge \$3.6k - Induction Oven \$3.1k - Dishwasher \$1.4k
- Landscaping: \$7.7k
- Iron Curtain: \$2.2k
- Culligan Water Filtration System \$2.6k
- New Front Foyer Door \$3.6k
- New Paint in Main Level \$4.9k
- Primary Bathroom Quartz Countertop and Paint \$2.3k

Total: \$95.2k

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