

5/29/2014

**1640 Cardinal Hill Lane****Features:**

- Central Vac...with outlets on all three levels
- Whole House Generator
- Outside walls...6" studs on 16" centers with OSB sheathing, Tyvek, & Cedar Siding
- Lower level below grade walls...12" concrete block
- 4 outside faucets, plus hot & cold faucet in garage
- 3 - 8' sliding glass doors on main level , 2 on lower level
- 2<sup>nd</sup> full kitchen in lower level, with cabinets, stove & refrigerator
- Walk-out lower level with sliding glass doors and windows
- Oversized garage...24' x 24', insulated walls, pegboard, workbench & cabinets
- Potting benches in garage & outside
- Boat, Golf Cart, or storage space in auxiliary garage area...24' x 10.5'
- 3 fireplaces with gas logs (2 installed in October 2013)...2 stone, 1 brick
- 1 brick fireplace designed for wood-burning stove
- Abundant storage...Craft, etc. closet in Master Hall...Game, etc. closet in lower level...utility room storage, knee wall storage in loft, plus garage.
- 8 skylights
- Cathedral ceilings in Great Room, Master Bedroom & Sunroom
- Crown molding in entry hall
- 6 panel wood doors...including 5 pocket doors...3 French doors in sunroom
- Enclosed, lighted Food prep-appliance area & pantry in kitchen
- Large laundry room (15' x 8') with Built-in Ironing Board, drip-dry rack with drain, closet, and cabinets with built in laundry tub
- Switched lights in all closets... extra shelves in closets
- Loft storage behind knee walls
- Built in desk & drawers in lower level
- Covered front porch (23' x 7')...main level deck (75' x 8')...2 lower level decks
- 3 large lots...legally joined for single assessment
- 3 full bathrooms (2 on main level, 1 on lower level)
- Sink & vanity in Master bedroom and in Master bath...walk-in closet in Master Bedrm.
- Whirlpool tub plus separate shower in Master Bedroom
- Entertainment shelves in Master bedroom, with speakers in Master Bedroom, Great Room, lower level and under deck
- 5 ceiling fans...Great Room, Loft, Sunroom, Master Bedroom & Guest Bedroom
- 2 Water features...entrance sidewalk & lower outside steps
- Hardwood floors in kitchen & dining area, ceramic floors in upper & lower entry, laundry, sunroom, and bathrooms, laminate in lower level kitchen...carpet elsewhere
- Wayne Dalton garage doors (2) with Genie screw-drive openers

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**Listing Price Includes...**

**Main Level:**

- Great Room couch and 2 matching recliners
- Lowery Organ
- Refrigerator (new Sept. 2013)
- Queen bedframe in Master Bedroom

**Lower Level:**

- Couch & 2 chairs (matching)
- Refrigerator (new 2013) and range
- Large bookcase

**Outdoors:**

- Wood furniture on decks & front porch
- Charcoal smoker-grill

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**Additions & Replacements:**

- Furnace...High Efficiency Furnace replaced March 2011
- Heat Pump...Replaced November 2006...Capacitor replaced September 2013  
...new compressor April 2014
- Water Heater (\$1007)...Replaced August 2008
- Fireplace log sets...Great Room & Lower level (\$2200)... replaced October 2013  
Master Bedroom (\$800)... replaced October 2004
- Great Room Ceiling Fan...Replaced December 2011
- Great Room Ceiling Lights...Replaced May 2008
- JENN-AIR Wall Oven & Microwave replaced June 2008
- Main Level Refrigerator purchased September 2013
- Lower Level Refrigerator purchased 2013
- Lower Level Range purchased June 2008
- Lower Level Kitchenette laminate flooring installed September 2008
- Whole House Generator purchased April 2009, annual maintenance (battery replaced October 2013)
- Septic System Pumped out... Aerator & filter replaced October 2012
- Window & sliding door screens rescreened May 2009
- Outdoor wood round table & 4 chairs (\$690)...purchased June 2008
- Outdoor wood chairs with turkey tables (\$483)...purchased September 2006
- Outdoor wood swing (\$127)...purchased July 2002
- Outdoor wood gliders, two (\$418)...purchased July 1992
- Master Bath toilet replaced March 2006
- Genie Garage Door Opener/right side (\$180)...replaced September 2006

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**Room Sizes:**

- Great Room...23' x 18'
- Entry Hall & closet...26' x 10'
- Master Bedroom...12' x 24' plus bay
- Master Bath...12' x 8.5'
- Master Closet...7' x 8'
- Master Hall...4' x 12'
- Sunroom...8' x 12'
- Dining Room...12' x 13.5'
- Kitchen...12' x 12.5'
- Laundry...15' x 8'
- Guest Bedroom...13' x 14'
- Guest Bath & Hall...10' x 13'
- Sleeping Loft...23' x 16'
- Workshop/Hobby Room...12' x 12'
- Lower level Bath & Entry Hall...10' x 11.5' & 3' x 5'
- Family/Recreation Room...47.5 x 12.5
- Lower level Kitchen 15' x 8'

**Total space...3427 square feet**

**Additional spaces:**

- Utility Room & storage...8' x 20'
- Oversized Garage...24' x 24'
- Auxiliary Garage space...10.5' x 24'
- Covered Front Porch...23' x 7'
- Main Deck...approx. 75' x 8'...plus 2 lower decks