

PROPERTY amenities

1 8 7 1 L E D G E V I E W R O A D | D E P E R E

PROPERTY DETAILS

BUILDER/YEAR: Classic Construction | 2025

ROOF DETAILS: Asphalt Shingles | 2025

WINDOW DETAILS: Anderson 100 Series

MILLWORK/CABINET MAKERS: Heritage Woodworking

MECHANICALS: HVAC - Gas Heat and AC | Water Heater | Sump Pump

APPLIANCES: SS French Door Refrigerator | SS Gas Range/Oven | SS Drawer Microwave | SS Dishwasher

SQUARE FOOTAGE: Total 3,041 | Main Level 1,863 | Upper Level 1,178 | Unfinished Lower Level 1,629

BEDROOMS: 4 | BATHROOMS: 2.5

HAO FEE: \$350 Monthly - Includes: Snow Removal, Lawn Care, Landscaping and Maintenance

PROPERTY FEATURES

Luxury Designer Selected Finishes Throughout | Main Level Primary Suite, Laundry and Office |

Lower Level Includes Two Double-Hung Egress Windows | Stubbed for a Full Bathroom | Serveal

Windows Throughout Giving a Light and Airy Feel | Zero-Threshold Entry from Garage | Covered

Porch in Front and Back | Peaceful Views of Pond and Spacious Backyard | Minutes from

Entertainment, Shopping, Schools and Restaurants

INCLUSIONS | EXCLUSIONS

INCLUSIONS: All Kitchen Appliances | Washer and Dryer

EXCLUSIONS: Staging Items | Great Room Curtains and Rods | Shower Curtain and Rod

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FOYER

- Two Full Size Extended Height $\frac{3}{4}$ Light French Doors with Designer Hardware
- Recessed Lighting
- Luxury Wood Plank Laminate Flooring

GREAT ROOM

- Gas Fireplace with Floor to Ceiling Real Stacked Stone Surround
- Triple-Hung Wall of Windows Overlooking Front Yard
- Designer Selected Large Scale Chandelier
- Cathedral Ceiling
- Fireplace Flanked by Transoms
- Open to Dinette and Kitchen
- Luxury Wood Plank Laminate Flooring

DINETTE

- Custom Bar Cabinet with Area for Beverage Refrigerator and Open Shelving (could be used as a desk/work space)
- Transom Running the Length of the Wall
- Open to Kitchen and Great Room
- Luxury Wood Plank Laminate Flooring

BUTLER'S PANTRY

- Ample Shelving
- Prep Quartz Countertop Space with Sink and Cabinet Storage Below
- Designer Selected Faucet and Hardware
- Pocket Door to Kitchen
- Sensor Lighting
- Luxury Wood Plank Laminate Flooring

SUNROOM

- Wall of Windows Overlooking Peaceful Views of Pond and Backyard
- Designer Selected Chandelier
- Glass Patio Door Leading Covered Patio
- Luxury Wood Plank Laminate Flooring

KITCHEN

- Triple-Hung Windows Above Sink Overlooking Pond and Backyard
- Designer Selected Backsplash Tile
- To-Ceiling Soft-Close Cabinets
- Under Cabinet Lighting
- Designer Selected Statement Light Pendants
- Recessed Lighting
- Large Island with Contrasting Wood Tone, Spacious Countertop Prep Area, Drawer Microwave, Ample Cabinet Storage, Seating and Electric Outlets
- SS French Door Refrigerator, SS Gas Range/Oven, Cabinet Panel Covered Hood Vent (vents to outside), SS Under-Counter Microwave and SS Drawer Dishwasher
- Quartz Countertops
- Designer Selected Faucet and Cabinet Hardware
- Luxury Wood Plank Laminate Flooring

BACK HALL | MUD ROOM

- Custom Built-In To-Ceiling Fitted Lockers with Cabinet Doors, Hooks and Storage Space Below
- Door to Garage - Zero-Entry Threshold
- Luxury Wood Plank Laminate Flooring

HALF BATHROOM

- Designer Selected Wallpaper
- Vanity with Sink, Solid Surface Countertop, Designer Selected Light Scones and Mirror
- Recessed Lighting
- Luxury Wood Plank Laminate Flooring

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LAUNDRY ROOM

- Pocket Door to Back Hall and Primary Walk-In Closet
- Solid Surface Countertop with Sink and To-Ceiling Soft-Close Cabinets
- Stacked Washer and Dryer (included)
- Flooring Counter with Laundry Basket Storage Area Below and Hanging Bar with Shelf Above
- Recessed Lighting
- Luxury Wood Plank Laminate Flooring

PRIMARY SUITE

Bedroom:

- Triple-Hung Windows Overlooking Pond and Backyard
- Two Transom Flanking Bed Area
- Designer Light Fixture
- Carpet Flooring

Walk-In Closet:

- Fully Fitted with Ample Shelving and Hanging Rods
- Recessed Lighting
- Carpet Flooring

Bathroom:

- Vanity with Solid Surface Countertop, Double Sinks, and Cabinet Storage, Designer Selected Light Fixtures and Mirrors
- Transom Running Length of Wall above Vanity
- Tiled Walk-In Shower with Product Ledge, Shaving Niche, Shower Wand and Shower Head
- Water Closet with Pocket Door
- Flex Closet
- Luxury Vinyl Tile Flooring

UPPER LEVEL

BEDROOM TWO

- Double-Hung Window Overlooking Backyard and Window Overlooking Side Yard
- Large Reach-In Closet
- Carpet Flooring

BEDROOM THREE

- Double-Hung Window Overlooking Backyard
- Large Reach-In Closet
- Carpet Flooring

BEDROOM FOUR | BONUS ROOM

- Window Overlooking Yard
- Large Reach-In Closet
- Recessed Lighting
- Carpet Flooring

BATHROOM THREE

- Vanity with Two Sinks, Cabinet Storage, Two Mirrors and Light Fixtures
- Recessed Lighting
- Pocket Door to Tub/Shower and Toilet
- Tub/Shower Insert
- Linen Tower
- Luxury Vinyl Tile Flooring

LOWER LEVEL

- Two Double-Hung Egress Windows
- Stubbed for Full Bathroom

EXTERIOR

- Two Covered Patios
- Real Stone Exterior
- Low-Maintenance Pillars