

# PROPERTY amenities

2 5 4 8   H U N T I N G T O N   W A Y   |   S U A M I C O

## PROPERTY DETAILS

BUILDER: Kwaterski Construction

YEAR BUILT: 2002

ROOF AGE: Asphalt 2024

WINDOWS: Pella and Marvin (lake and North side new Marvin 2024, all others are Pella)

WINDOW TREATMENTS: Cellular Shades 2019 (*excludes curtains in Dinette*)

MECHANICALS: HVAC 2019 - 3 Zones - Gas Furnace and AC - Zone 1: Dining Room (controls main level living areas). Zone 2: Primary bedroom (controls main level bedrooms & bathrooms). Zone 3: Lower level

hallway (controls finished lower level) | Ultra Aire | Water Softener | Sump Pump | Backup Sump Pump

APPLIANCES: KitchenAid Refrigerator | DCS Gas Range and Oven | GE Profile Microwave | Bosch Dishwasher

ACREAGE: 0.398

SHORELINE: 119'

SQUARE FOOTAGE: Total 4,228 | Main Level 2,278 | Lower Level 1,950

BEDROOMS: 5 | BATHROOM: 3

HUNTER'S RUN RESIDENT AMENITIES: Beach | Tennis/Pickleball Court | Lakes Stocked with Fish | Play Area | Neighborhood Events

## PROPERTY FEATURES

Stunning Panoramic Waterfront Views | Established Landscaping Including a Tiered Stacked Flagstone Retaining Wall with Garden Beds and Lighting | Several Updates; Roof, Some Windows, Irrigation System Controller (Hunter Hydrowise, app and local weather controlled/programmable watering) | Serene Screened in Porch with Door to Backyard | Stone Patio | Covered Front Porch | Exterior Painted 2024 | Heated Garage (heater replaced 2019) | First Floor Primary Suite, Office and Laundry | In-Ceiling Speakers (control wired to cabinet in formal dining room and LL family room TV area) Beautiful Waterfront Lot in Highly Esteemed Hunter's Run Neighborhood

## INCLUSIONS | EXCLUSIONS | NEGOTIABLE

INCLUSIONS: Washer and Dryer | Refrigerator | Range | Microwave | Dishwasher | Ultra Aire | Cellular Shades | Lower Level TV

EXCLUSIONS: Personal Property | Sonos Equipment

NEGOTIABLE: Lower Level Sectional Sofa

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## FOYER

- Full Glass Door with Sidelites and Screen Door
- Extended Height Ceiling with Large Window
- Double Door Reach-In Coat Closet
- Open Stairwell to Lower Level
- Chandelier
- Recessed Lighting
- Hardwood Flooring

## GREAT ROOM

- Expansive Windows with Arched Transom Overlooking Lake and Additional Side Windows
- Gas Fireplace with Stone Surround and Mantel
- Custom Built-In Bookshelves and Cabinets Flanking Fireplace
- Vaulted Ceiling
- Sconce Lighting
- Directional Lighting
- In-Ceiling Speakers
- Hardwood Flooring

## FORMAL DINING ROOM

- Wall of Windows Overlooking Lake
- Built-In Cabinets with Electric Outlet
- In-Ceiling Speakers
- Chandelier
- Hardwood Flooring

## DINETTE | HEARTH AREA

- Wall of Windows Overlooking Side Yard
- Patio Door to Screened in Porch
- Recessed Lighting
- In-Ceiling Speakers
- Hardwood Flooring

## KITCHEN

- Full-Height Custom Soft-Close Cabinets with Upper Glass Cabinet Doors
- Under Cabinet and Upper Cabinet Lighting
- Reach-In Pantry Cabinet
- Island with Cabinet Storage, Pendant Lighting Above and Seating Area
- Coffee Bar Nook
- Granite Countertop
- Glass Tile Backsplash
- Cabinet Front KitchenAid Refrigerator, DCS Gas Range/Oven, Hood (vents outside), Bosch Dishwasher and GE Profile Microwave
- Reverse Osmosis
- Tile Flooring

## LAUNDRY ROOM | LOCKER ROOM

- Kenmore Washer and Dryer (Electric)
- Large Folding Counter
- Cabinet Storage with Additional Floor to Ceiling Storage Cabinet/Broom Closet
- Hanging Rod
- Window Overlook Side Yard
- Bench With Coat Hooks
- Door to Garage
- Tile Flooring

## PRIMARY SUITE BEDROOM

- Large Window Overlook Lake
- Electric Plugs Situated on Three Walls for Bed Placement
- Ceiling Fan with Light
- In-Ceiling Speakers
- Carpet Flooring

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## PRIMARY SUITE BATHROOM

- Ample Cabinet Storage
- Two Vanities with Stone Countertop, Sinks and Cabinet Storage
- Tiled Walk-In Shower with Two Separate Shower Heads, Product Niche, Corner Bench, Recessed Lighting and Frameless Glass Door
- Walk-In Closet
- Water Closet with Window
- Recessed Lighting
- Pendant Light Fixture
- Tile Flooring

## BEDROOM TWO | OFFICE

- Window Overlooking Front Yard
- Recessed Lighting
- Large Double Door Reach-In Closet with Built-In Desk
- Carpet Flooring

## BATHROOM TWO

- Custom Vanity with Stone Countertop and Mirror
- Walk-In Shower Insert with Recessed Lighting
- Pendant Light
- Tile Flooring

## LOWER LEVEL

## FAMILY ROOM

- Large At-Grade Window Overlooking Lake
- Recessed Lighting
- In-Ceiling Speakers (wired to TV location)
- TV included
- Sconce Lighting

## THEATER | FLEX SPACE

- Directional Lighting
- Built-In Shelf
- Projections and Screen
- Door to Mechanical and Storage Area
- Carpet Flooring

## BEDROOM THREE

- Large At-Grade Window Overlooking Lake
- Ceiling Fan with Light
- Closet
- Carpet Flooring

## BEDROOM FOUR

- Large At-Grade Window Overlooking Lake
- Ceiling Fan with Light
- Two Double Door Closets
- Carpet Flooring

## BEDROOM FIVE

- At-Grade Window Overlooking Lake\
- Recessed Lighting
- Double Door Reach-In Closet
- Carpet Flooring

## BATHROOM THREE

- Two Pedestal Sinks with Mirrors
- Tub/Shower Insert with Sliding Glass Doors and Recessed Lighting
- Pocket Door to Sink, Tub and Toilet
- Build-In Storage Cabinet
- Tile Flooring

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## EXTERIOR | GARAGE

- Three-Stall Heated Garage with Stairs to Lower Level
- Covered Front Porch
- Spacious Screened Porch with Door to Dinette and Side Grilling Patio
- Screened in Porched Lined with Privacy Trees
- 119' of Shoreline
- Established Landscaping with Lighting
- Irrigation System in Beds and Lawn

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