

# PROPERTY amenities

2 0 4 5   L O S T   D A U P H I N   R O A D   |   D E   P E R E

## PROPERTY DETAILS

YEAR BUILT: 1978

ROOF: Concrete Tile Roof Maintained Yearly | Original

RENOVENTION: Keith Gajeski

INTERIOR DESIGNER: Designs of The Interiors

WINDOWS: Anderson | 2022

EXTERIOR: Brick

MILLWORK | CABINTRY: Showcase Kitchens Primary Bathroom | Heritage Kitchen, Pantry, Mudroom and Bathrooms

FLOORING: Ralph's Hardwood Flooring Main Level 2018

MECHANICALS: HVAC 5 Zones (Bedrooms, Great Room, Kitchen, Lower Level and Office) | Boiler Hot Water Heating System 2018 | Main Level Air Conditioning 2018 | Ductless Unit in Kitchen 2021 | Two Water Heater Units 2018 (Bedrooms and Main Unit) | Water Softener 2018 | AprilAire 2018 | Sump Pump | Ring Doorbell

APPLIANCES: Kitchen Appliances 2021 - Thermador Refrigerator | Thermador Induction Cooktop (Cookware Excluded) | Downdraft (Vents Out) | Thermador Wall Oven | Thermador Dishwasher | Thermador Speed Oven/Microwave 2022 | ElectroLux Electric Dryer and Washer 2018

ACREAGE: 1.004

SQUARE FOOTAGE: Total 5,863 | Main Level 3,086 | Lower Level 2,777

BEDROOMS: 5 | BATHROOMS: 3 Full 2 Half

## PROPERTY UPDATES

House Painted 2018 | All Drains in Home Updated to Plastic | Pool Ceiling Replaced with Engineered Wood 2023 | Kitchen Fully Remodel 2021 | Garage Remodel 2022 | Underground Downspout | Landscaping Refresh 2020 and 2024 | Trees Planted in 2023 | Trees Trimmed in 2023 | Bi-Annual Ash Tree Treatment Selner Trees 2023 | Rip Rap Refurbish on Shoreline 2025 | Concrete Driveway 2019

## PROPERTY FEATURES

140' River Frontage on Just Over an Acre | Move in Ready with Complete Renovation of Interior and Exterior | New Dock | Boat Lift Included | Indoor Pool and Sauna with Bathroom | Located in West School District | Near Shopping and Restaurants

## INCLUSIONS | EXCLUSIONS

INCLUSIONS: All Kitchen Appliances | Washer and Dryer | Window Shades | TVs in Kitchen and Bar | Pool Cleaning Robot 2024

EXCLUSIONS: Seller's Personal Items | Conduction Cookware | Staging Items



**FIRST LEVEL**



# FOYER

- Restored Ornately Carved Wood Front Door with Flanking Sidelites
- Expanded Arched Entry Opening to Several Arched Doorways, Wood Beams and Brick Motif
- Original Chandelier
- Double Door Reach-In Coat Closet
- Open Stairs with Wood Balustrade Railing to Lower Level
- Door to Garage
- Brick Flooring



# GREAT ROOM

- Floor to Ceiling Glass Patio Doors with Windows Flanking and Shades Leading to Spacious Deck Overlooking the River and Triple Hung Windows Overlooking Front Yard
- Cathedral Wood Plank Ceiling with Beam/Trusses
- Wood Burning Fireplace with Substantial Floor to Ceiling Stone Surround and Raised Hearth
- Expanded Arch Entry to Formal Dining Room
- Two Arched Opening with Railing Looking Out to Substantial Staircase
- Arched Entry to Foyer and Back Hall to Bedrooms
- Three Designer Pendant Light Fixtures
- White Oak Flooring



# FORMAL DINING

- Three Windows Overlooking River
- Arched Opening Looking Out to Foyer
- Expanded Arched Entry to Great Room
- Arched Entry to Foyer and Kitchen
- Designer Chandelier
- White Oak Flooring



# KITCHEN

- Complete Remodeled in 2018
- Row of Windows Above Sink and Range Overlooking the River
- Taj Mahal Leather Quartzite Countertops and Backsplash
- Soft-Close, In-Set, Two-Tone Custom Cabinets
- Spacious Island with Seating, Cabinet Storage, Electric Plugs and Three Designed Light Pendants
- Thermador Refrigerator, Induction Cooktop (Cookware Excluded), Downdraft Vent, Wall Oven, Speed Oven/Microwave (2021 and 2022)
- Open to Dinette
- Arched Entry to Foyer and Formal Dining Room
- White Oak Flooring

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# DINETTE

- Glass Patio Doors Leading to Deck Overlooking the River
- Designer Chandelier
- TV (included)
- White Oak Flooring



# BUTLER'S PANTRY

- Ample Cabinet Storage
- Taj Mahal Leather Quartzite Countertops
- White Oak Flooring



# MUDROOM LOCKER

- Window Overlooking Side Yard
- Custom Built-In Locker with Bench, Shoe Cubbies, Cabinet Storage and Hooks
- Quartzite Countertops with Sink
- Ample Custom Cabinet Storage with Broom Closet
- Door Leading to Garage
- Entry to Dinette
- Tile Flooring



# HALF BATHROOM

- Vanity with Taj Mahal Leather Quartzite Countertops, Candle Light Sconces, Mirror and Cabinet Storage
- Designer Wallpaper
- White Oak Flooring



# PRI MARY BEDROOM

- Glass Patio Door Leading to Private Balcony Overlooking River
- Window Overlooking Side Yard
- Wood Beams on Ceiling
- Fitted Reach-In Closet
- Ceiling Fan with Light
- White Oak Flooring

# PRIMARY BATHROOM

- Split Bathroom with Privacy Glass Divider
- Vanity with Solid Surface Countertops, Sink, Separate Countertop Space, Linen Tower, Mirrors and Cabinet Storage
- Walk-In Closet
- Separate Room with Tile Walk-In Shower, Toilet, Vanity with Sink, Window Overlooking the River and Tile Flooring





# BEDROOM TWO

- Double-Hung Window Overlooking Side Yard
- Ceiling Fan with Light
- Reach-In Fitted Closet
- White Oak Flooring



# BEDROOM THREE

- Double-Hung Windows Overlooking Front and Side Yard
- Ceiling Fan with Light
- Reach-In Fitted Closet
- White Oak Flooring



# BATHROOM THREE

- Window Overlooking Side Yard
- Tub/Shower Insert
- Vanity with Dual Sinks, Solid Surface Countertop, Cabinet Storage, and Mirrors
- Linen Closet
- Recessed Lighting
- Tile Flooring



# BEDROOM FOUR (OFFICE)

- Window Overlooking Front and Side Yard
- Ceiling Fan with Light
- Reach-In Fitted Closet
- White Oak Flooring



LOWER LEVEL



# FAMILY ROOM

- Floor to Ceiling Glass Patio Doors to Patio with Flanking Windows Overlooking the River
- Wood Burning Fireplace\* with Floor to Ceiling Stone Surround
- Wood Beams on Ceiling
- Floor to Ceiling Windows Flanking Overlooking Pool Area
- Door to Pool Area
- Arched Entry to Wet Bar and Staircase Landing
- Recessed Lighting
- Luxury Vinyl Plank Flooring

*\*Chimney Liner Needed*

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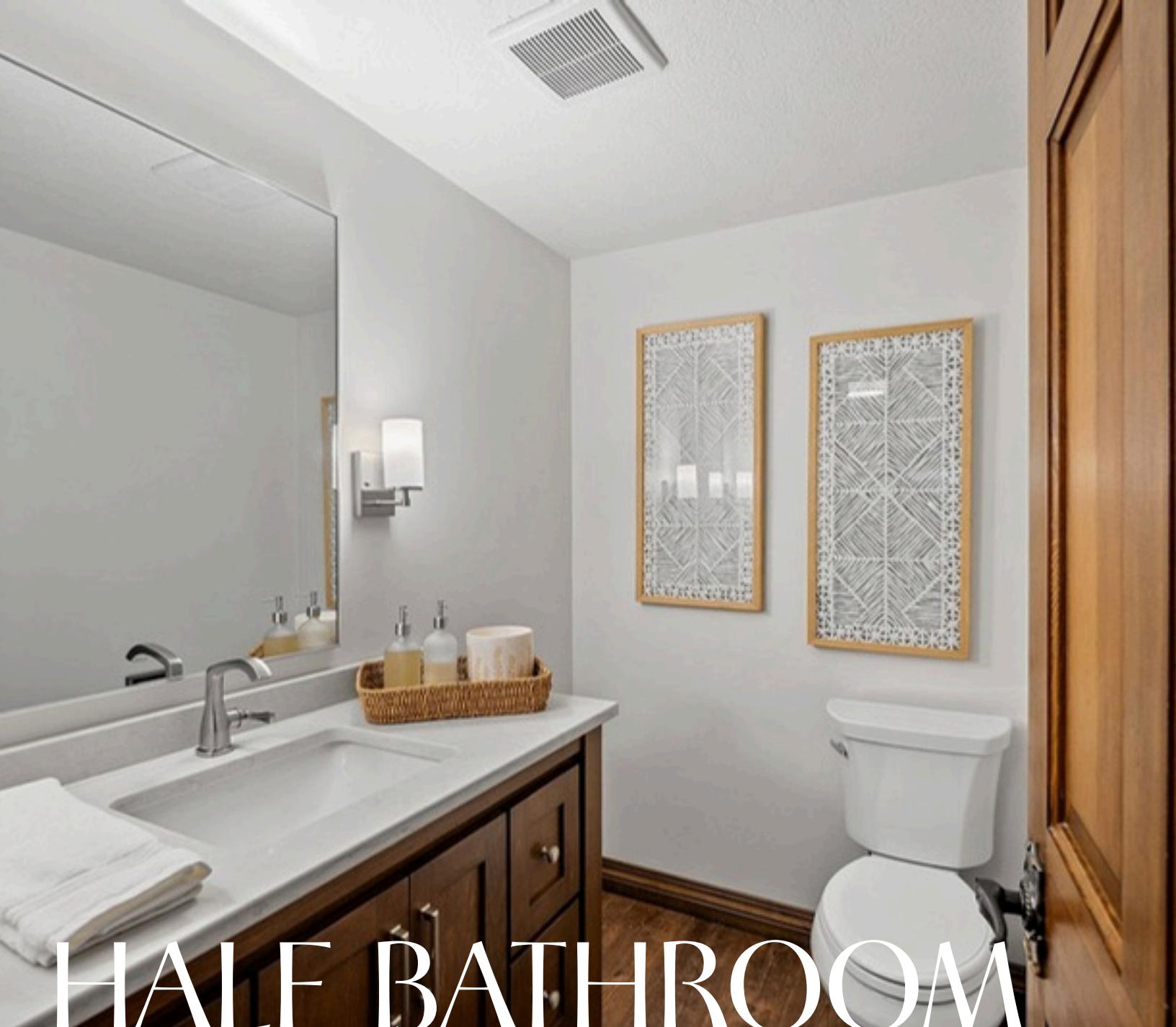
# WET BAR

- Double-Hung Windows Overlooking the River
- Spacious Bar Seating and Brass Foot Railing
- Countertop with Sink, Cabinet Storage, and Upper Glass Door Cabinets
- TV (Included)
- Arched Entry to Family Room and Staircase Landing
- Door to Office/Bedroom
- Ceiling Fan
- Recessed Lighting
- Luxury Vinyl Plank Flooring



# BEDROOM (OFFICE)

- Wall of Windows Overlooking the River
- Wall of Built-In Bookshelves
- Reach-In Closet with Electric Plugs
- Recessed Lighting
- Carpet Flooring



# HALF BATHROOM

- Vanity with Solid Surface Countertop, Sink, Sconce Light Fixtures and Mirror
- Luxury Vinyl Flooring



# LAUNDRY ROOM

- Ample Storage Shelving
- Storage Cabinet
- Electrolux Electric Washer and Dryer (Included)
- Linear Lighting
- Luxury Vinyl Flooring



# SAUNA BATHROOM

- Sauna approx 8x6 with Pine Tongue-in-Groove Door, Bench with Plenty of Seating, and Lighting
- Vanity with Sink, Solid Surface Countertop, Cabinet Storage, Mirror and Light Fixtures
- Shower Insert with Glass Door
- Tile Flooring



# POOL

- 17' Width 29' Length 3'-5.5' Depth
- 3" Thick Concrete Walls (to Eliminate Chlorine Smell Migration)
- Glass Patio Door Leading to Patio Overlooking the River
- Wall of Floor to Ceiling Windows Overlooking the River
- Oversized Windows Looking into Family Room
- Door to Family Room
- Decorative Panels with Sconce Light Fixtures
- Mechanical Room with Storage
- Door to Bathroom with Sauna
- Engineered Wood Pool Ceiling
- Epoxy Flooring

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# EXTERIOR GARAGE

- 140' River Frontage
- Composite Dock with Boat Lift, Electrical and Bumpers (Included)
- Fully Refreshed Landscaping Including Added Trees
- New Hardscaping with Circle Driveway
- Garage Remodel Including Epoxy Concrete Flooring with In-Floor Heating, Drain Bar, Drywall, Trim, Painting and Built-In Storage Closets
- All New Anderson Windows
- Underground Downspout
- New Gutters, Soffit and Facia
- Replaced Wood Accent with Engineered Wood
- Private Aluminum Balcony off Primary Bedroom, Aluminum Deck Running the Length of the Windows 2022 and Concrete Epoxy Patio 2025

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# indoor pool advantage

## FREQUENTLY ASKED QUESTIONS

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**Q: Is the pool expensive to maintain?**

A: With no leaves blowing in and no direct sunlight to burn off chemicals, it didn't take much to keep the chemicals in balance. Our chemical costs are between \$15 and \$20 per month. Because it is open year-round, there are no costs to open or close the pool.

**Q: Is it expensive to heat?**

A: It does not cost much to keep the pool heated. With the pool covered and the room climate-controlled, maintaining the temperature is very easy. We keep the pool at 75 degrees and increase the air and water temperatures during use. Our average monthly full-home bill from WPS is \$357, comparable to the bill for homes without a pool.

**Q: How much work is the weekly upkeep?**

A: Regular maintenance is about 15 minutes every 1-2 weeks. During this maintenance, I check the chemical levels, brush the steps and tile sides of the pool, and then let the robot handle the rest. And since it is indoors, there is no skimming of leaves, no twigs, and no bugs! The water chemistry stays stable, and the main filter element only needs to be cleaned once per year, which takes about 30-45 minutes.

**Q: Won't the house smell like chlorine?**

A: For multiple reasons, we don't smell chlorine in the rest of the house:

- 1) The pool uses bromine, which is low-order and easier on your skin.
- 2) The walls are concrete, the room is well sealed, and the room has its own dedicated heating and ventilation system designed to keep the air fresh and separate from the rest of the house.
- 3) Most importantly, that "pool smell" is actually caused by a buildup of spent chlorine (or bromine in this case), which only occurs when the bromine is working on contaminants or the pool isn't properly balanced. With the lack of sunlight and outdoor foreign matter getting into the pool, there is very little spent bromine created, thus a low odor!

**Q: Does it make the house humid?**

A: No. Keeping the pool covered when not in use minimizes the moisture, and a basic dehumidifier is enough to keep the room dry. When swimming, running the exhaust fan will rid most of the moisture until the pool is covered again. With its dedicated heating system, concrete walls, and sealed doors and windows, the swimming room's moisture doesn't reach other parts of the home when the pool is in use.

**Q: What about safety for children and pets?**

A: It is actually very safe! The lockable door can be used to limit access. When our kids were teens, we added a wireless camera system so we could monitor their swimming while we made dinner, etc. Because the pool is within the home, we've never had unknown or unexpected neighbors or wildlife in the pool!

*Sandra Ranck*  
REAL ESTATE COLLECTIVE

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