

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 | CABINETRY: 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

Sandra Ranck
REAL ESTATE COLLECTIVE

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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

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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

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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



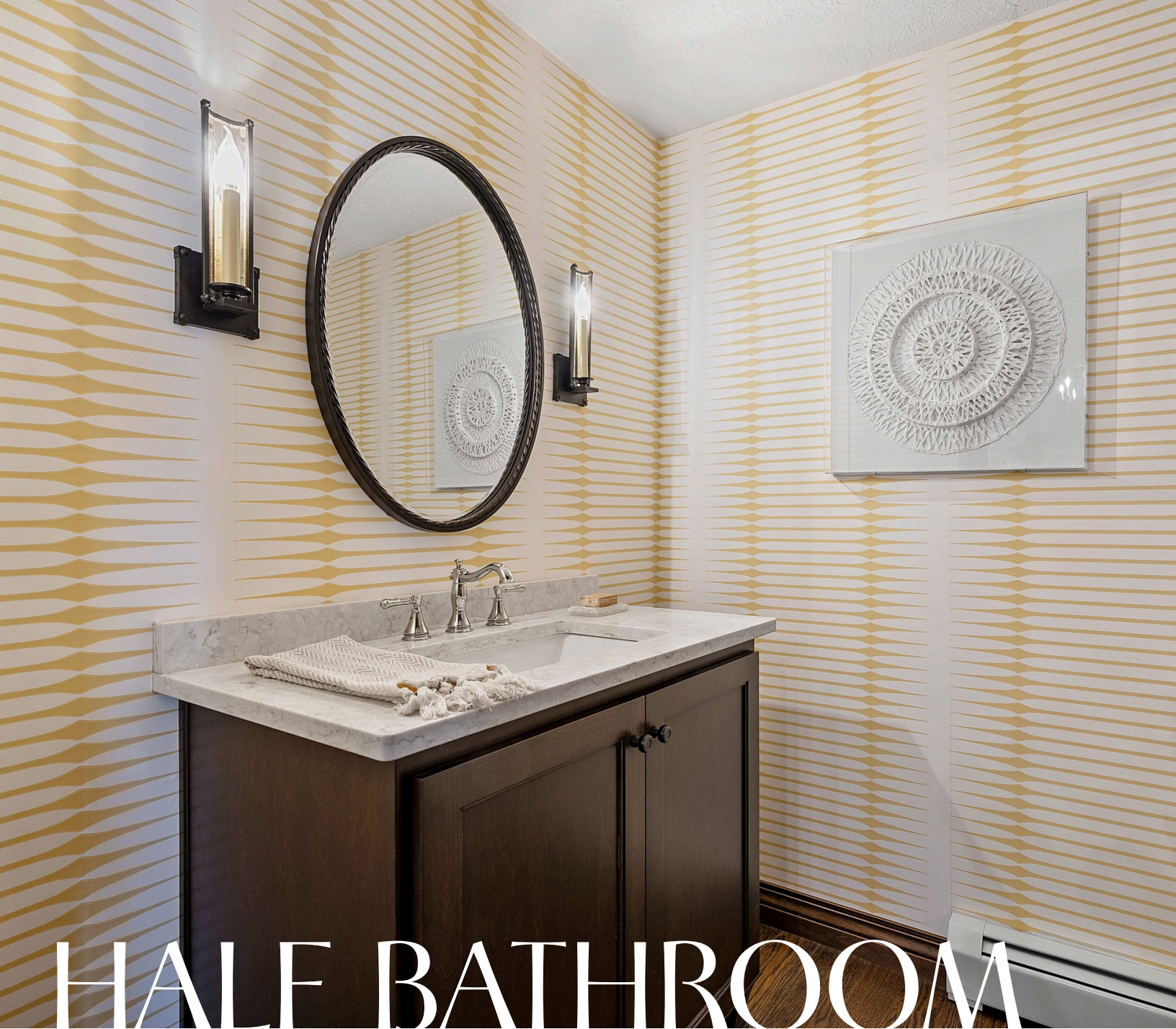
- Ample Cabinet Storage
- Taj Mahal Leather Quartzite Countertops
- White Oak Flooring

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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

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PRIMARY 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

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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

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BEDROOM THREE

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

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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

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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

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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



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

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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



- 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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