

# *11522 N Nettle Creek, Dunlap*

## **UPDATES AND IMPROVEMENTS**

**\*\*\*Information provided by seller\*\*\***

### Interior Updates

- \$33,000 - Painted Interior
- \$6,000 - Wallpaper Material
- \$14,000 - Wallpaper Installer
- \$11,522 - Kitchen Granite
- \$2,500 - Sink
- \$16,000 - Carpet

### Appliances

- \$4,525 - Kitchen Range and Washer, Dryer
- \$1,833 - In-Wall Oven
- \$1,205 - Dishwasher
- \$1,200 - Refrigerator

### Sound System

- \$3,764 - Sound System
- \$6,000 - New Projector
- \$2,500 - Other New Equipment
- \$1,000 - Sound Deadening

### Misc

- \$10,365 - Backup Generator
- \$850 - Wall Enclose

### Exterior & Garage Updates

- \$11,000 - Painted Exterior
- \$4,500 - Terry Finish
- \$12,000 - Gutter Guards
- \$1,600 - Painted Porch
- \$6,100 - Carpentry Work (Deck, Compressor Fence)
- \$1,800 - Stone Steps & Rock
- \$20,000 - Roof Clean Out & New Insulation
- \$15,100 - Garage Cabinets
- \$1,700 - Additional Cabinet
- \$500 - Tear Out Stairway

### Electrical Work

- \$2,300 - Light Fixtures, Outlets, Other Misc., Extra Outside Outlet

**Items Remaining:** Washer, Dryer, All appliances except garage refrigerator, theater seats and bar stools, home theater equipment, kitchen stools, master bedroom mirror and master bedroom TV.

**Reserved Items:** Kitchen light fixture in the eat-in area, garage refrigerator.

# Welcome Home to

## 11552 N Nettle Creek Drive, Dunlap

### Grand Entry - 17'x12'

- ❖ Hardwood flooring
- ❖ Full light double door entry with arched window above
- ❖ Dramatic open staircase
- ❖ Crown Molding
- ❖ Wall sconce
- ❖ Chandelier with ceiling medallion
- ❖ Double guest closet
- ❖ Arched opening to formal living & dining rooms
- ❖ Glass door access to den
- ❖ Access to lower level

### Formal Living Room - 15'x13'

- ❖ 2 story with 18' ceiling
- ❖ Hardwood flooring
- ❖ Crown Molding
- ❖ Full wall of stacked/arched to rear yard
- ❖ Classic formal gas log fireplace with surround and hearth
  - \*hand-picked salmon marble surround
  - \*Panel molding detail above
- ❖ Arched opening to kitchen
- ❖ Open to upper gallery/loft above
- ❖ Chandelier
- ❖ Wet Bar - Cherry cabinetry, black Galaxy granite sin countertops, beverage refrigerator

### Formal Dining Room - 15'x13'

- ❖ Hardwood flooring
- ❖ Tray ceiling with crown detail
- ❖ Chandelier with ceiling medallion
- ❖ Triple window with fan arched window above with view of front grounds

### Butler's Pantry/Planning Desk

- ❖ Hardwood flooring
- ❖ Cherry Cabinetry
- ❖ Planning desk
- ❖ Serving counter with glass tops

### Kitchen - 22'x15'

- ❖ Hardwood flooring
- ❖ Cherry cabinetry
- ❖ Black Galaxy granite countertops, and backsplash
- ❖ Under cabinet lighting
- ❖ Large island with black Galaxy with seating
- ❖ 2 light fixtures above island
- ❖ Large pantry closet
- ❖ Updated sink 2021
- ❖ All appliances remain

### Keeping Room

- ❖ Hardwood flooring
- ❖ Classic Cherry gas log fireplace with granite surround and hearth

### Breakfast Area (Informal Dining) 11'x10'

- ❖ Hardwood flooring
- ❖ Large window with view of the rear grounds and private garden
- ❖ French doors access to 3 season room

### 3 Season Room - 19'x8'

- ❖ Windows upgraded from screens
- ❖ Ceiling fan & 2 Skylights
- ❖ Cedar Walls
- ❖ Carpet
- ❖ Access to aggregate patio

# Welcome Home to:

## 11552 N Nettle Creek Drive, Dunlap

### Alcove

- ❖ Hardwood flooring
- ❖ Access to Master BR, den, and powder room
- ❖ Crown molding

### Power Room - 5'x4'

- ❖ Hardwood flooring
- ❖ Crown Molding
- ❖ New vanity with granite counters

### Master Suite - 23'x14'

- ❖ French doors
- ❖ Carpet
- ❖ Double tray ceiling with crown molding
- ❖ Aspen Fieldstone 2-way fireplace with Gas log surrounded by classic mantle with a raised hearth sitting area
- ❖ Wall of transom windows
- ❖ View of rear grounds and private garden
- ❖ Access to private composite 12'x9' deck
- ❖ Custom window shades

### Master Bathroom - 17'x11'

- ❖ Tile flooring
- ❖ Crown Molding
- ❖ His & Hers walk-in closets (10'x6') with window
- ❖ Linen cabinet
- ❖ His & Hers vanities with dressing table, granite countertops
- ❖ Under mount sinks
- ❖ Whirlpool aerator tub w/ tiles surround
- ❖ 2-way gas log fireplace with mantle
- ❖ Full walk-in shower with tile surround and glass door
- ❖ Chandelier
- ❖ Private water closet

### Den/Office

- ❖ Hardwood flooring
- ❖ Crown molding
- ❖ Cherry cabinetry with arched bookcase and panel molding detail

### Half Bathroom

- ❖ Hardwood flooring
- ❖ Updated white vanity, undermount sink
- ❖ Granite countertops
- ❖ Four light fixture above mirror

### Laundry Room 9'x7'

- ❖ Hardwood flooring
- ❖ Washer & dryer with hookups
- ❖ Closet
- ❖ Utility sink
- ❖ Built-in ironing board

### Garage Entry

- ❖ Hardwood flooring, Closet
- ❖ Rear staircase to upper level

### UPPER LEVEL

#### Loft/Sitting Area - 16'x17'

- ❖ Carpet, Crown molding, ceiling fan
- ❖ Triple windows to rear grounds
- ❖ Gas log fireplace with classic tile and surround and hearth
- ❖ Rear staircase access to main level

\*\*Note: This area could be converted to an additional bedroom suite

- ❖ Full Bathroom 12'x6' with tile flooring
- ❖ Updated vanity with granite countertops and under mount sink
- ❖ Walk-in closet
- ❖ Oval tub/shower combo

# Welcome Home to:

## 11552 N Nettle Creek Drive, Dunlap

### Upper Gallery - 18'x7'

- ❖ Carpet
- ❖ Overlooks formal living room and entry
- ❖ Crown molding

### Bedroom Suite #2 - 16'x15'

- ❖ Carpet, ceiling fan
- ❖ Walk-in closet
- ❖ Access to storage closet
- ❖ **Bathroom - 11'x5'**
- ❖ Tile flooring, updated vanity with granite countertops & under mount sink
- ❖ Oval tub/shower combo with tile surround

### Bedroom Suite #3 - 14'x14'

- ❖ Carpet, ceiling fan
- ❖ Walk-in closet
- ❖ **Bathroom - 8'x5'**
- ❖ Tile flooring, updated vanity with granite countertops & under mount sink
- ❖ Oval tub/shower combo with tile surround
- ❖ Unique octagon window

### Lower Level

- ❖ Carpet, wall sconce
- ❖ Open stair rail from entry

### Entry

- ❖ Carpet, wall sconce, recessed lighting

### Game Area - 30'x19'

- ❖ Carpet, Cedar Closet

### Media Area/ Family Room - 27'x25'

- ❖ Carpet, chandelier, ceiling fan
- ❖ Gas log fireplace with stone surround and wood mantle
- ❖ 2 full windows & sliders to aggregate patio
- ❖ Recessed lighting/art lighting
- ❖ Pre-wired surround sound

### Bar/Kitchen

- ❖ Hardwood flooring
- ❖ Custom cherry bar with glass top
- ❖ Panel molding & custom fitted interior featuring wall of cherry cabinetry
- ❖ Black Galaxy granite counter & sink
- ❖ Ceiling Fan

### Office/Gym/Bedroom #4

- ❖ Hardwood flooring
  - ❖ Updated white vanity, undermount sink
  - ❖ Granite countertops
  - ❖ Four light fixtures above mirror
- Note": No egress window but can be used as an additional bedroom

### Full Bathroom 13'x5'

- ❖ Tile flooring, linen closet
- ❖ Cherry vanity
- ❖ Granite countertops with under mount sink
- ❖ Oval tub/shower combo with tile above
- ❖ Ceiling fan with light
- ❖ Lightbox window

# Welcome Home to:

## 11552 N Nettle Creek Drive, Dunlap

### Utility Storage Room

- ❖ Washer & dryer hookups
- ❖ Oven/range hookups
- ❖ Finished closet for storage
- ❖ Utility sink
- ❖ Bryant 3 zone heating & cooling
- ❖ 2 Carrier A/C units, 1 Carrier furnace (1 new in 2016) 1 new compressor unit in 2012
- ❖ 2 Aprilaire electronic air cleaners
- ❖ EcoWater treatment system
- ❖ (2 )40-gallon water heaters
- ❖ Water softener (owned)
- ❖ Well holding tanks
- ❖ Whole house reverse osmosis
- ❖ Guardian generator insures automatic operation of systems in case of power failure
- ❖ Security system panel

### 3 Car Garage – 37'x25'

- ❖ Attached shelving & cabinetry to remain
- ❖ Full walk-up staircase to huge upper- level storage area
- ❖ Floor drains
- ❖ Central vac (as is)

### Additional Information

- ❖ Scott Lewis construction (2002)
- ❖ Roof 2016
- ❖ 6" base molding
- ❖ 3.5' door & window molding
- ❖ Icynene insulation
- ❖ Whole house sound system
- ❖ Radon remediation system
- ❖ Basement dewatering system (partial back wall)
- ❖ Gutter Helmets

### Exterior

- ❖ 1.5-acre lot with view of meadow/ravine, and borders
- ❖ Lot borders conservation area & wetlands
- ❖ Irrigation System
- ❖ Driveway (2010)
- ❖ Front porch enlarged (2010)
- ❖ Lower patio (2010)
- ❖ Stone retaining walls
- ❖ Large planting areas
- ❖ Private garden
- ❖ Exterior lights controlled by timer or cell phones
- ❖ Buried propane tank



All information deemed reliable but not guaranteed