

URBANUPGRADE

6 CRANBROOK CIRCLE SE | FEATURES & UPGRADES

FEATURES

- Detached Estate-Style Bungalow
- 2,645 Square Feet of Developed Living Space (1,433 Square Feet Above Grade)
- 3 Bedrooms in Total (1 Up / 2 Down)
- Southeast Backyard
- Insulated Double Attached Garage (Professionally Finished)
- Stone Feature & Accent Walls throughout
- Custom Crown Trim throughout
- Upgraded Weather Seals on all Exterior Doors
- Completely Repainted with Sherwin Williams Paint (Walls, Doors, & Trim)
- Motion Sensor Lighting in all Main Floor Closets
- Pre-Wired for Smart Home Security System

MAIN FLOOR

- Engineered Hardwood Flooring with 30lb Tar Paper Underlay
- Large Chef's Kitchen with Island
- KitchenAid Stainless Steel Appliance Package, including Gas Cooktop with Chimney Hood Fan, Built-In Oven & Microwave, French Door Refrigerator, and Dishwasher
- Custom Built Kitchen Cabinetry with Built-In Pantry
- Quartz Countertops
- Tile Backsplash
- Formal Dining Room with Stone Feature Wall
- Installed Rear Patio Door Windows with Built-In Blinds
- Living Room with Custom Millwork, Gas Fireplace with False Door for Speaker/Router, Glass Built-ins, and Stone Feature Walls
- Front Office with Glass French Doors
- Powder Room with Soundproofed Wall & Wood Feature Wall/Ceiling
- Laundry Room with Glass French Doors, Stone Counter, Custom Millwork, Stone Feature Walls, Custom Cabinets, Utility Closet with Electric Outlet for Vacuum Charging Station, & Light Switches/Wiring installed below Cabinet for Future Under Cabinet Lighting

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MASTER SUITE

- Engineered Hardwood Flooring
- Stone Feature Wall
- Walk-In Closet with Custom Built-In Organizers & 2 Built-In Full-Length Mirrors
- 5pc Ensuite with Tile Floors, Accent Wall, Oversized Quartz Vanity with 2 Undermount Sinks, Private Water Closet, & Fully Tiled Shower with Rain Showerhead, Built-In Cubbies, & Built-In Tiled Bench

BASEMENT

- Fully Developed with Tall Ceilings & Custom Millwork throughout
- Gas Fireplace with Custom Millwork & Stone/Tile Surround
- Media Room with Ceiling Speakers to Achieve 7.1 Surround Sound with Gang Plugs for Future Audio Components
- 2 In-Wall Arlington TV Boxes with HDMI & CAT5e Feed
- Wood Ceiling Beam
- U-Shaped Wet Bar with Quartz Countertop, Extensive Cabinetry, Bar Seating, Stone Details, Undermount Sink, & Dual-Zone Beverage Fridge
- Two Sizeable Bedrooms with Custom Millwork (1 with Soundproofed Wall between Living Room)
- Full Bathroom with Tile Floors, Quartz Countertop, Undermount Sink, & Tub/Shower with Tile Surround
- Utility Room with Double Sink Tub & Slat Walls for Organized Storage Solutions

GARAGE

- Insulated & Professionally Finished
- Central Vacuum Outlet
- Cabinets & Slot Walls for Storage
- Bike Racks
- Tire Racks
- Hot/Cold Water Taps
- LED Lighting

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PLUMBING, HEATING, & ELECTRICAL

- Soundproofed Walls between Powder/Laundry Room & Basement Bedroom/Media Room
- Pot Lighting throughout
- Digital Timer Switches in all Bathrooms
- Digital Dimming Light Switches throughout
- Central Vacuum System
- A/C On Order (See Remarks)
- Pre-Wired for Smart Home Security System with Direct Tubing Access to the Attic from the Furnace Room, allowing True Security Camera Wiring

EXTERIOR

- Hardie Board Siding with Smartboard & Stone Detailing
- Covered Front Porch
- Pressure-Treated Rear Deck with Privacy Wall
- Stone Patio
- Brushed Concrete Steps and Walks
- Pressure-Treated Fences
- Professional Landscaping
- BBQ Gas Line to Rear Deck

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