



APRIL EDWARDS  
REALTOR®

## 14 Danby Place

### Features & Improvements

- New Air Conditioner/Heater with UV Germ Killer (March 2021)
- New Water Heater (February 2023)
- Mostly Brick & Stone Exterior with Wood Exterior Sections Painted (October 2021)
- Knotty Alder 2 Panel Arch 8' Wood Front Door with Dark Walnut Stain opens to Foyer with Large Art Niche
- Kitchen equipped with Granite Countertops, Stainless Steel 5-Burner Gas Stove, Oven with Additional Microwave/Convection Oven Combo and Under Cabinet Lighting
- Large Counter-Height Kitchen Island with Under Counter Cabinets for More Storage has Dishwasher and Large Double Sink with Pull-Down Faucet and Reverse Osmosis Water Filtering System with 3 Gallon Water Tank (New Tank September 2022)
- Dry Bar between Kitchen and Formal Dining Room has Glass-Front Cabinets to display beautiful dishes, Granite Countertop and Additional Under Counter Cabinetry for Extra Storage

- Double-Wide Pantry with Built-In Spice Rack inside door just off Kitchen
- Wine Grotto with Decorative Iron Door and space for many bottles of your favorite wines with Granite Countertop and Under Cabinet Storage
- Living Room Gas Log Fireplace with Cast Stone Mantle flanked by Built-in Shelving & Cabinets to display decorative items and Additional Under Counter Cabinets for More Storage
- Vaulted Living Room Ceiling with Wood Beams, Ceiling Fan and Electrical Floor Plug
- Large Primary Bedroom has Tray Ceiling with Crown Molding, Ceiling Fan and Window Seat overlooking Back Yard
- Primary Bathroom has Dual Vanities/Sinks with Granite Countertops, Recent Faucet Replacements and Ceiling Fan to keep you cool
- Primary Bathroom has Non-Jetted Soaking Tub & Separate Shower with Dual Showerheads (one is Hand-Held) and Extra Cabinet in Separate Water Closet
- Primary Walk-In Closet has Built-In Shelving for shoes or other foldable items and Lots of Hanging Space for short and long items, including a Third Bar up high for out-of-season items
- Secondary Bedroom has Ceiling Fan and Private Brick Courtyard with Storm/Security/Screen Door

- Secondary Bathroom has Double Sinks, Separate Shower/Tub Area with Dual Showerheads (one is Hand-Held) and Extra Cabinet above Toilet
- Half Bath with Pedestal Sink and Cabinet
- Formal Dining Room has Crown Molding and a Curved Wall of Windows to add an architectural element
- Study/Library with Decorative Glass-Inset French Doors and a Wall of Built-In Adjustable Bookshelves
- Laundry Room tucked away behind Kitchen with Over-Head Cabinet and Hanging Rack, as well as Space for an Additional Fridge or Freezer
- 2" Wood-look Mini-Blinds throughout home on all lower windows
- Honeywell Home Security System with Infra-Red Motion Sensor in Living Room and Extra Keypad in Primary Bedroom
- Custom Anderson Storm/Security/Screen Door outside of Glass-Inset Breakfast Room Door
- Pre-wired for speaker system
- Flagstone Front Patio complete with Wood Burning Fireplace with Gas Connection
- Additional Exterior Storage Closet connected to Front Fireplace with Locking Door
- Covered Back Brick Patio with Gas Connection Installed and Paver Patio Extension expands your seating and entertaining options

- True 3 Car Garage with fresh paint and newly Epoxied Floors (March 2023), Utility Sink with Hot & Cold Water and Kohler Pull-Down Faucet, and 4-220 Volt and 4-110 Volt Outlets with Dedicated Separate Breaker Box in Single-Bay Stall for woodworking, hobby, etc.
- New Garage Door Springs for both doors (August 2022)
- Attic Flooring above Garage
- Fence Repair and Front and Right-Side Fence Painted (September 2022)
- Gutters around home with downspouts designed to run under both Front & Back Patios to easily drain water off towards street
- Window Screens replaced on all windows (2022)
- Whole Yard Sprinkler System with Extra Water Access at front corner Single-Bay Garage
- Sensored Double Flood Lights above Garage Doors and Front Patio (Light on Back Patio not sensed)
- Automatic Timer Switches on Front Iron Gate, above Front Door and Front of Home by Garage

*Yang Hua Burton*

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