



ABOUT THE PROPERTY:

Welcome to 10614 Cranbrook Rd, located in the charming neighborhood of Walnut Bend. This traditional-style home sits on a generously sized 10,126 square foot lot. Featuring 4 bedrooms, 3.5 bathrooms and a large playroom, this home provides ample space for family and guests. As you enter the front door, you are welcomed by so many updates and designer finishes adding to the ambiance of the home. The floor plan lends itself to entertainment with the kitchen opening to the living spaces. The primary bedroom has not one but two bathrooms- so you no longer need to share your space while getting ready. Outside the backyard is fully turfed with a new outdoor patio providing an excellent spot for entertaining or enjoying a quiet evening. This home has too many updates to list, so come see it for yourself!

SELLER UPDATES & FEATURES:

- Replaced all engineered hardwood floors and carpet with luxury vinyl plank (June 2021)
- Added a double layer of epoxy moisture barrier under all LVP flooring (June 2021)
- Repainted interior (July 2021)
- New wallpaper in secondary bedrooms and dining room (September 2021)
- Light fixtures updated in dining room, breakfast area, and exterior entry (July 2021)
- Drainage added to west side of property (August 2021)
- Added outdoor covered patio (October 2021)
- Foundation repaired and entire home leveled with piers placed along the perimeter as well as the interior of the home. Transferrable lifetime foundation warranty included (April 2023)

EXCLUSIONS:

- All curtains with exception of the roman shade in the laundry room bath
- All TVs and TV mounts
- Hanging daybed swing on back patio
- Children's outdoor playset
- All Ring security accessories
- All wall art
- Washer
- Dryer
- Refrigerator in kitchen
- Refrigerator in garage

