



3937 Cindy Lane | Denver

5,583 Square Feet | 1.35 Acre Waterfront | 3-Car Garage

### **Exterior**

- ❖ HardiePlank siding with stacked stone accents
- ❖ Stone foundation
- ❖ Ironwood shutters, front porch, rear staircase, and dock
- ❖ Covered front porch with ceiling fans
- ❖ Level 1.35 acre lot overlooking Lake Norman
- ❖ Dredged cove
- ❖ Dock, covered boatslip, 2 jet ski ramps
- ❖ 8,000 pound boat lift (new motor August 2019)
- ❖ Electricity and water at dock
- ❖ Programable LED lights at dock
- ❖ Stone fireplace
- ❖ Hot tub
- ❖ Storage building
- ❖ Stamped concrete patio and walkway to dock
- ❖ Gas line on patio
- ❖ Designed for future pool
- ❖ Irrigation pumped from the lake

### **Foyer**

- ❖ Solid mahogany entry door with side light windows
- ❖ Two story with 22-foot ceiling
- ❖ Palladian window
- ❖ Hardwood floors
- ❖ Second story balcony with iron balusters

### **Dining Room**

- ❖ Hardwood floors
- ❖ Chair rail molding
- ❖ Crown molding
- ❖ Built-in speakers
- ❖ Tray ceiling

## **Study**

- ❖ French doors
- ❖ Hardwood floors
- ❖ Crown molding
- ❖ Ceiling fan
- ❖ Access to the master bathroom
- ❖ Could be used as a nursery

## **Powder Room**

- ❖ Hardwood floors
- ❖ Crown molding
- ❖ Granite countertops
- ❖ Vessel sink

## **Great Room**

- ❖ Hardwood floors
- ❖ 22-foot ceiling
- ❖ Overlooking patio and lake
- ❖ Open to catwalk
- ❖ Crown molding
- ❖ Recessed lighting
- ❖ Ceiling fan
- ❖ Built-in speakers
- ❖ Gas fireplace with fan that heats house well and custom hand carved marble mantel and surround
- ❖ Built-ins with granite tops, lighted shelves, and cabinets; one is an audio / video cabinet with a cooling system

## **Gourmet Kitchen**

- ❖ Hardwood floors
- ❖ Crown molding
- ❖ Granite countertops
- ❖ Custom cabinetry
- ❖ Two pantries
- ❖ Three sinks
- ❖ Wet bar
- ❖ Wine fridge
- ❖ Under counter vacuum
- ❖ Commercial vent hood with fan and warming rack / lights
- ❖ GE Monogram six burner gas range with griddle and double electric ovens
- ❖ Bosch dishwasher
- ❖ Sharp drawer microwave
- ❖ 48" Kitchen Aid refrigerator (new in 2017)
- ❖ Plumbing for pot filler
- ❖ Recessed lights
- ❖ Pendant lighting above center island and bar

- ❖ Window seat
- ❖ Large center island with seating for two and cabinets
- ❖ Bar with seating for three
- ❖ Open shelving for displaying dishes and cookbooks

### **Master Suite**

- ❖ Gas fireplace with custom hand carved marble mantel
- ❖ Tray ceiling
- ❖ Crown molding
- ❖ Ceiling fan
- ❖ Built-in speakers
- ❖ French door to the patio / hot tub
- ❖ Large closet with custom organizer
- ❖ Soaking tub framed by columns
- ❖ Dual vanities with granite countertops
- ❖ Luxurious shower with floor to ceiling tile, dual heads, a body sprayer, and rain head.

### **Billiards / Bonus Room**

- ❖ Engineered hardwood floors for wet feet
- ❖ Pool table light
- ❖ Two storage areas
- ❖ Large storage closet in hallway outside billiards room
- ❖ Door to stairs (which could be future elevator) that lead to patio
- ❖ This room could easily be converted to an in law suite, apartment, or movie room

### **Wine Room**

- ❖ Holds 850 bottles
- ❖ Custom mural
- ❖ Custom cedar wine racking
- ❖ Separate refrigeration unit
- ❖ Custom solid wood doors made from an 1800s paddle boat from the Ohio River

### **Additional Features**

- ❖ 4" Brazilian cherry hardwoods
- ❖ Tile floors in all baths, laundry room, and rear entry
- ❖ Granite in all baths
- ❖ Two natural gas fireplaces
- ❖ All doors and windows have sensors for security system: inside glass break and motion sensors
- ❖ Central vacuum with toe touch sweeper
- ❖ Whole house generator
- ❖ 8" base molding throughout
- ❖ Double crown molding throughout main level
- ❖ Catwalk
- ❖ Library / Loft
- ❖ Iron balusters
- ❖ Library / Loft

- ❖ Main level laundry room with cabinets and storage closet
- ❖ Wired for 11 TVs
- ❖ Amazon Alexa controlled auto lock on door between great room and kitchen
- ❖ Hot water pump
- ❖ Up and down heat pumps replaced in last few years
- ❖ Water heater replaced in 2016 with 65-gallon heater
- ❖ HVAC replaced in 2015
- ❖ Freshly painted inside and out
- ❖ Home warranty including HVAC included
- ❖ Sundance 8-person hot tub conveys
- ❖ Pool table light conveys
- ❖ 48" Kitchen Aid refrigerator conveys

*All information deemed accurate, but not guaranteed.*