



# 8601 Nottingham Parkway



Home has two brick walkways and a front courtyard.



Rear Patio is approx. 13'6" x 12'5".



The two car garage is finished.



**Front Foyer approx. 7'2" x 9', crown molding with picture frame molded and scalloped wainscoting accented by a beautiful light fixture and the ceramic tile floor. Three double doorways with fluted casing leading into the living room, dining room, and the main hallway.**



**The beautiful replacement front door is from The Door Store's Amherest collection with a beautiful blending of classic diamond shaped beveled clear glass, frosted glass, and clear water glass, all with brass caming. Plus, two matching side lights and a Pella full view storm door.**

**All room measurements shown are approximate and may have been rounded.**



**Living Room approx. 19'5" x 13'1", crown molding, double open doorway with fluted casing leading into the front foyer, two front windows, carpeted.**



**Dining Room approx. 11'9" x 11'5", chair rail, crown molding, and a beautiful crystal chandelier. Triple front windows. Pocket door into the kitchen. Double open doorway with fluted casing leading into the front foyer. Carpeted. Approximately a year ago, the front wall and window area was treated by Orkin Pest Control for carpenter ants. There is some damage, but there has been no further infestation observed.**



**Master/Primary Bedroom approx. 13'5" x 15', with an en suite bathroom and a walk-in closet (approximately 4'9" x 3'9"). A single side and double rear windows, carpeted.**



**En suite Master/Primary Bathroom approx. 5'9" x 4'8" dressing area and a 5' x 4'10" bath area. The dressing area is carpeted and features a double closet, a double vanity with cultured marble sinks, a 4'5" wide mirror over the sinks, and recessed lighting. The bath area has ceramic tile flooring and tub enclosure. A pocket door separates the two bathroom areas.**

**All room measurements shown are approximate and may have been rounded.**



**Middle Guest Bedroom approx. 11'8" x 11', plus the double closet, double side windows, carpeted.**



**Rear Guest Bedroom approx. 13'6" x 10'6", plus the double closet, double side windows, carpeted.**



**Full Bathroom off of the main hallway approx. 7'10" x 5'7", white vanity with a white cultured marble top and sink, 4'6" wide mirror over the sink. Ceramic tile floor and tub enclosure.**

**Main Hallway, double "L" shaped approx. 36" & 48" wide, two double door coat closets and a large double door linen closet with a laundry chute to the basement, carpeted.**

**All room measurements shown are approximate and may have been rounded.**



**Large Family Room approx. 27'5" x 17'4", featuring a 13'6" brick wall with gas fireplace and two recessed arched top double door display cabinets. An addition to the family room was completed in 1994. Exposed beamed ceiling in the original section of the family room and crown molding in the addition. The family room is open to the kitchen with two steps up and divided by a 9' long wrought iron and wood handrail. The family room also has a door leading to the two car garage. Triple rear windows, double side windows on each side, two rear side doors, one to the side brick walkway and the other to the rear patio. Carpeted, recessed lighting.**

**There is one area where the wall of the addition meets the kitchen that is showing signs of settling and does need some repair. The family stated that this is old damage.**

**All room measurements shown are approximate and may have been rounded.**



**A 5'7" bay window overlooking the rear patio.**



**Large Kitchen with a Dining Area approx. 16'1" x 11'11", featuring a 5'7" bay window overlooking the rear patio and a candlestick chandelier in the dining area. Natural finish cabinetry and a double door pantry closet. The kitchen is open to the family room with two steps down and divided by a 9' long wrought iron and wood handrail, a pocket door leads into the adjoining dining room, a door to the main hallway, and there is also a door to the basement. Single rear window over the sink. Linoleum flooring.**

**The Whirlpool dishwasher (approx. one year old), Whirlpool refrigerator, and the G.E. electric range will remain with the home.**

**All room measurements shown are approximate and may have been rounded.**

**The partial basement has approx. 1,236 total sq. ft.  
Approximately 560 finished sq. ft.  
and approximately 676 unfished sq. ft.**

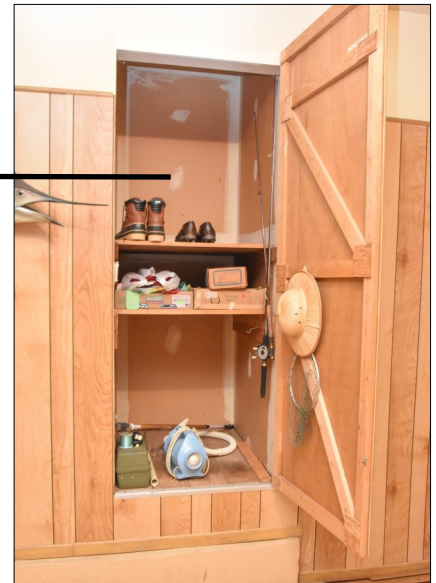


**Basement Finished Area**  
Basement Finished Area approx. 11' & 15' wide x 41'5" long. Paneled, carpeted, two double closets, recessed lighting, and a front corner sump pump.



**Basement Unfinished Area**  
Basement Unfinished Area approx. 13'10" x 42'8" long. Concrete floor, walk-in storage closet, laundry area, laundry sink, sump pump, furnace, water heater, and a workshop (approx. 13'10" x 14'4").  
The unfinished side of the basement also has the access the two crawl spaces.  
The GE washer and GE electric dryer (approx. one year old) will remain with the home.

**All room measurements shown are approximate and may have been rounded.**



**Two Car Finished Garage approx. 19'4" x 21', large closet, two front windows, and a door with two steps up into the family room. An interior water hose spigot has a slight drip and needs repair. A replacement overhead door was installed on 12/3/04 by Cuningham Overhead Door and the door has a Craftsman door opener with an exterior keyless entry. The overhead door clearance is approximately 15'10" wide by 6' 9.5" height. The overhead access to the house and garage attic is located in the garage.**

**All room measurements shown are approximate and may have been rounded.**





**Carrier gas furnace and central air were installed in 2007. Inspection sticker is dated 7/07. Periodic systems checks have been made by Jarboe's Plumbing Heating Cooling since 2017.**



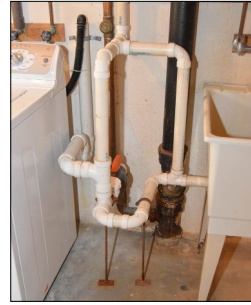
**50 gallon, gas State Select water heater was installed by Jeff Foster Plumbing in March 2009.**

**Radon Reduction System was installed by A-1 Home in September 2006.**



**Replacement windows were installed 12/15/2000 by Allstate Aluminum Company, Inc., except for the family room addition.**

**Roof and Gutter Protection System**  
Owens Corning 30 year dimensional shingles were installed on 8/30/06 by Christian Brothers Roofing & Contracting, Inc. The home also has a Gutter Helmet protection system. A little over a year ago the homeowner noticed what appeared to be a water stain on the garage ceiling. According to the family, the homeowner had three different roofers come and inspect the garage roof for leaks. None of the three were able to find anything. The garage ceiling was repainted and there has not been any stains on the garage ceiling since. There is currently a small light stain on the front guest bedroom ceiling, but the timing of this stain is unknown.



Through an MSD program, a sewer backflow prevention valve was installed in 1997.

B-Dry System was installed on 19' of the far front wall in the finished area including a front corner sump pump on 9/12/91. The house does have second sump pump in the unfinished area.

According to the family, approximately two years ago there was a basement leak in the finished area under the side window which did damage some of the carpet. The window and window well were repaired and there has not been any signs of leaking since. Even though only a relatively small area of the carpet was damaged, the carpet was replaced in that section of the finished basement.



Irrigation system with a Rain Bird ESP Modular Controller was installed in March 1995. The irrigation system has been winterized each fall and checked each spring by Greenway Irrigation. Currently the sprinklers in the front courtyard are not working. Also, regular lawn treatment has been performed by Arborscape, Inc. for several years.

The electrical breaker box is located in the finished area of the basement. The inspection sticker is dated 5-18-94. This is an older Federal Pacific electrical panel box and it needs to be replaced/updated.



Partial view of the two crawl spaces. Access to both is located in the unfinished area of the basement.

# House and Garage Attic

