

3301 Ricci Lane – Features & Amenities

See Info and Virtual Tour at www.3301Ricci.com

General

- Corner lot with mature trees and yard on 4 sides
- Original owner selling this exceptional two-story University Park Estates home who had choice of lots
- Wrap around covered patio with natural gas tap for grill
- Upstairs backyard balcony with all-weather decking
- Real hardwood oak floors in the Primary Bedroom, Kitchen, Living Room and Dining Room
- Two story entrance with arched windows and cast stone detailing
- Spacious primary bedroom and updated bathroom
- Dining room with floor to ceiling windows
- New roof and gutters in 2023
- New Garage Door
- Certified Pre-Owned Home with Recent Inspection, 1-year Home Warranty and 12-month guarantee – “Love it or list it for free!”
- Community Amenities include Pool, Clubhouse, Fitness room, Tennis Court, Basketball Court, Sand Volleyball Court and playground
- 24/7 Gated Community
- Enjoy amazing walking trails around Rochelle duck ponds

Kitchen / Breakfast

- Large center island with seating area
- Walk-in pantry
- Breakfast eating area
- Excellent storage with ample cabinets
- New farm sink
- Hardwood oak floors
- New Whirlpool gas grill, oven, microwave and dishwasher
- Double doors to side patio

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Primary Suite – First floor

- Elegant arched window bringing in abundant natural light
- Spacious layout with high ceilings for an open, airy feel
- Ceiling fan with light fixture
- Rich hardwood oak floors
- Neutral color palette for a serene retreat
- Classic architectural details and clean lines

Primary Bathroom

- Spa-inspired ensuite bathroom with updated dual sinks and vanity
- Large, framed mirrors with updated lighting
- Oversized walk-in shower with frameless glass enclosure
- Built-in shower bench for added comfort
- Neutral tile finishes for a timeless look
- Private functional layout with plenty of counter space
- Built in storage closet
- Large walk-in closet with natural light

Dining Room

- Elegant formal dining room with soaring ceilings
- Beautiful hardwood oak floors throughout
- Two story floor to ceiling windows
- Classic wainscoting and trim detailing for added character
- Statement chandelier anchoring the room
- Spacious enough to accommodate a large dining table and seating

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Living Room

- Bright open-concept living space with access to kitchen and entry
- Hardwood oak floors
- Cozy gas fireplace with glass front and wall ignition switch
- Direct access to backyard and wrap around patio via glass doors
- Large windows for natural light
- Recessed lighting
- High ceilings with crown molding detail
- Ceiling fan for added comfort

Family Room

- Spacious second floor family room, with open layout
- Vaulted ceiling creating a bright expansive room
- Wall of windows providing abundant natural light
- Ceiling fan with lights
- Dedicated media wall ideal for a large TV setup
- Direct access to outdoor balcony
- Vista views to hills around home

Upstairs Guest Suite #1

- Spacious second floor guest room with walk in closet
- Ensuite with private bathroom with shower
- Light and bright from windows natural light
- Arched wall niche ideal for a desk, vanity area or reading nook
- Ceiling fan with light fixture
- Vaulted ceiling adding volume and architectural interest

Guest Bathroom 1

- Ensuite to Guest Suite #1
- Direct access to Family Room

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Upstairs Guest Suite #2

- Second floor spacious bedroom with abundant natural light
- Closet with built-in storage
- Ceiling fan with light fixture
- Vaulted ceiling gives the room additional character and design details
- Could be a guest suite, office or workout room

Upstairs Guest Suite #3

- Oversized bedroom with large window for natural light
- Ceiling fan with lights
- Vaulted ceiling
- Large closet

Guest Bathroom 2

- Second floor bathroom for Guest Suites 2 and 3
- Built in cabinets and dual sinks
- Separate area for commode and tub/shower

Downstairs Powder Room

- Conveniently located off kitchen and Living Room
- Direct access to backyard if new owner installs pool
- Sink and toilet

Laundry Room / Garage

- Laundry room with easy access to kitchen and garage
- Room for a freezer
- Utility closet in laundry
- New Garage door
- Access to alley behind home with large driveway for additional cars

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