4400 107TH PL

ROTTINO KUIPER REAL ESTATE

kw KELLERWILLIAMS.

Notes & Updates

SELLER PREFERENCES:
-Flexible and can close anytime
FOR SALE:
-Dining room table + 4 leaves + 8 chairs
- 65" LCD TV AND 7.1 SURROUND SOUND SYSTEM IN BASEMENT (YAMAHA RECEIVER WITH DOLBY ATMOS, POLK SURROUND SPEAKERS INCLUDING 4 IN-CEILING PLUS SUBWOOFER) Sound system + basement tv (sound system includes 4 ceiling speakers, 2 speakers on either side of tv, subwoofer to the right of the tv, speaker below tv, and receiver in cabinet)
INCLUSIONS: 3 pots in front of garage doors, tv AND 5.1 SURROUND SOUND SYSTEM in family room, dishwasher, microwave, oven, range, refrigerator, Washer/dryer, basement refrigerator, and 144 BOTTLE ENCLOSED WINE RACK wine refrigerator (does not work but they use as a wine rack), sauna, BUILT-IN grill, side burner on grill, PATIO TABLE AND 8 CHAIRS, tv mounts, 5 bar stools in basement
Exclusions: Basement sound system, curtains, curtain rods
UPDATES & Notes:
-Inspection report available upon request
-Radiant heat in basement full bathroom
-Fireplace is gas and wood burning
-Brand new furnace installed October 2026
-No radon mitigation system
-Backup sump pump is run off the water tower so if electric goes out it automatically kicks in. No backup battery system.
-Basement was finished in 2010
-Water heater 2017
-Ac original but was just serviced and got thumbs up from HVAC specialist
-Roof is original but no issues and per inspector is in very good shape
-Deck 2008
-Paver patio 2008
-BUILT-IN GRILL & SIDE BURNER ARE CONNECTED TO NATURAL GAS HARD LINE Grill has natural gas
-The lot line is fence to fence and then goes behind the flower garden into the woods a little bit.