

Facts and Details
395 E Van Buren St
Kinderhook

Kitchen

- Total remodel completed 2021
- Designed by prize-winning Chicago residential architect
- Built by Koontz Builders, the leading luxury home builder in Quincy IL
- Appliances were highly rated by Consumers Reports when purchased
 - Bosch dishwasher
 - LG dual-fuel stove with double ovens
 - Well insulated so won't heat up kitchen even at highest temperatures
 - Even heat distribution for baking
 - Instant-on broiler
 - True convection cooking
 - Deep sink with no-touch faucet
 - Top-rated disposal with air-touch switch
- Custom cabinets for optimal storage
 - Special salad station with built-in knife storage
 - Extra-width counter on north wall for more workspace
 - Appliance garage for regularly used items
 - Island has power for phone charging and separate circuit for microwave oven
 - LG quartz countertop with stain resistant properties
 - Multiple USB-A charging ports
- Smart overhead and pendant lighting
- Porcelanosa tile backsplash
- GE exhaust fan with outside vent

Family room

- Remodeled with kitchen
- LED recessed lighting with dimmer
- Gas fireplace with remote control
 - Surrounded by Porcelanosa tile
- TV inset per fireplace recommendations
 - Designed to fit most 65" TV (Current TV and soundbar optional)
 - All wiring is hidden
 - Four HDMI cables in place
 - Soundbar cable also
- Shelves built-in on sides of TV/fireplace chase
 - Internet components hidden from view
 - Room for books and AV components
 - Separate spot lights
- Two sets of in-floor electrical outlets
- Power outlets on walls for surround sound speakers (Speakers optional)
- New top-rated, high-efficiency windows in remodeled areas
 - Painted shutters provide privacy and energy savings (included)

- Low-e for more efficiency
- Installed 2017 by Koontz Builder
- Oak paneling with crown molding
- Customer window treatment by Mr. K's in Quincy (included)

Mudroom

- Added in 2021
- Large closet with locking door
- Built-in safe (included)
- Custom shelving
 - Excellent location for suitcases, exercise equipment

Pantry/laundry room

- Remodeled in 2020
- Ikea designed and built
 - Hanging space
 - Linen shelves
 - Drawers for cleaning supplies
 - Lightweight vacuum cabinet with power
 - Space for laundry supplies
 - Drawers for tools and household items
- Easy access natural gas line controls for oven and deck fire pit and grill
- Highly rated, stacked LG washer and electric dryer

Living room

- Original oak-plank flooring
- Window treatments (included)
- Crown molding
- Chandelier connection (chandelier NOT included)

Deck

- Built in 2019
- PVC planking with no maintenance needed
- Aluminum railing
- Two in-floor electrical outlets (with USB-A ports) protected by GFCI circuit
- Fire pit with natural gas connection (included)
- Separate natural gas connection for grill
- Low-voltage lighting with timer (included)
- Large cantilever umbrella (included)
- Other deck furniture is optional

Master bedroom suite

- Remodeled by Koontz Builder in 2017
- Designed by award-winning Chicago architect
- Spa-like bathroom
 - Standalone 17" deep soaking tub
 - Tiled custom shower with dual shower heads
 - Tub and shower use Grohe thermostatic valves - set once and forget
 - Shower designed for one or both shower heads to operate
 - Shower features "invisible" drain system
 - Separate commode area with vent fan
 - GFCI-protected circuit for future bidet/washlet seat
 - Custom insert for wireless speaker, with hidden power
 - Large drawers for extra storage in two-sink vanity
 - Mirrors are NOT included
- Gas fireplace with remote control
 - Could act as emergency heating during extended power outage
- Custom Closet
 - Special shelves for shoes
 - Laundry and jewelry spaces
 - Dresser is optional

General infrastructure

- Garage roof repainted 2023
- Metal roof installed 2010
- HVAC system new in 2019
 - Three zone, smart system for maximum efficiency
 - Maintained semi-annually by Peters in Quincy
- Two electric hot water heaters
 - Newest installed 2019; oldest, 2008
 - Separate circuits, easily accessible
- Water softener
 - Maintained by Culligan of Hannibal
- Security system
 - Doors and most windows are monitored
 - Ring system with battery backup and cellular backup
 - Three wired cameras and motion-sensitive lights (included)
 - Back door has wired doorbell; front is battery powered (included)
 - Eufy smart locks on back door and garage door
 - Top rated; waterproof
 - Open with fingerprint, phone app or physical key
- Internet
 - Adams Fiber, with fiber buried to home
 - Speeds to 1Gb available Internet