

# 12045 Covered Wagon Court

## NOTABLE FEATURES & RECENT IMPROVEMENTS

### Property and Setting

- 1.56-acre private cul-de-sac lot in Granger
- Penn-Harris-Madison School Corporation
- Prairie Lane South setting with mature tree backdrop
- Site-built home with 3-car attached garage
- Wide driveway and inviting front elevation
- Built in 2001

### Outdoor Living

- In-ground pool with fenced patio area
- Large deck for dining and lounging
- Covered outdoor lounge space with ceiling fan
- Turf-and-paver courtyard with privacy fencing
- Multiple seating zones around the pool and patio
- Wide backyard with open lawn and mature trees
- Playset and detached storage building

### Interior Highlights

- Bright two-story great room with vaulted ceiling
- Gas fireplace with updated stone surround and mantel
- New wide-plank luxury vinyl flooring on main level
- Fresh paint, trim, and recessed lighting
- Updated stair balusters and railing
- Flexible front room for office, dining, sitting, or play
- Calm, cohesive finishes throughout the main level

### Kitchen and Main Level

- Painted cabinetry extended to ceiling
- Crown moulding cabinet detail
- Quartz countertops and backsplash
- Farmhouse sink and stainless appliances
- Large pantry and practical storage
- Eat-in kitchen with sliding glass door to deck
- Main-level laundry/utility area with sink
- Updated main-level half bath

### Main-Level Master Suite

- Vaulted bedroom ceiling
- Large walk-in closet
- Updated bath with dual-sink vanity
- Freestanding soaking tub
- Enclosed steam shower
- Black accent detail and warm brass fixtures

### Bedrooms and Upper Level

- Two spacious upper-level bedrooms
- Vaulted ceiling and arched transom detail in one bedroom
- Walk-in closet storage
- Additional closet-within-closet storage
- Ceiling fans
- Upper full bath with dual-sink vanity and LVP flooring

### Finished Walkout Lower Level

- Finished walkout lower level designed for gathering
- Kitchenette with sink, fridge, and cabinetry
- 11-foot island/peninsula with bar seating
- Large game/dining area
- Second living area with gas fireplace
- Ping-pong/recreation space
- Full bath with stand-up shower and built-in shelving
- Dedicated workout/wellness room
- Sliding glass door, lookout windows, and concrete steps
- Direct flow to pool, patio, and backyard

### Recent Improvements and Systems

- New furnace and A/C in 2024
- Many windows updated in 2024
- Walkout lower-level conversion completed in 2022
- Newer roof
- Epoxy garage floor
- Updated flooring, paint, trim, lighting, and railing
- Washer and gas dryer included; freezer excluded