

# 533 & 535 North Columbus Street Homes, LLC

## 535 N. Columbus Street *INCLUDED FEATURES LIST*

### **EXTERIOR FEATURES:**

- One Off-Street Parking Space with Access from Rear Alley
- Wood Siding on Front & Right Elevations, Aluminum Siding on Left Elevation and Brick on Rear
- Wood Entry Door with Insulated Glass Transom
- Metal Roofing Shingles on Front
- Public Sewer & Water
- Front & Rear Hose Bibs; Front & Rear Weatherproof Electrical Outlets
- Decorative Wood Exterior Trim
- Professional Landscape Package

### **INTERIOR FEATURES:**

- 9'-0" 1<sup>st</sup> Floor Ceiling, 8'-6" 2<sup>nd</sup> Floor Ceiling
- Family Room Direct Vent Gas Prefabricated Fireplace
- Living Room Faux Fireplace with Mantel
- Media Package: 4 Multi Media Outlets and 2 additional Telephone Outlets (CAT-5)
- 200 amp Electrical Service w/ Smoke Detectors on Each Floor and Each Bedroom
- Traditional Oak Main Stair with Painted Risers & Handrails
- Hand Finished Hardwood Flooring in Living Room, Dining Room, Kitchen, Breakfast Room, Family Room, Powder Room, 2<sup>nd</sup> Floor Hall, Master Bedroom, Bedroom 2 and Bedroom 3
- Four-panel Interior Doors
- Ceiling Fan Rough-ins in Master Bedroom & Family Room
- Tile Flooring in Laundry Room

### **INTERIOR TRIM:**

- 5-1/4" Colonial Base & 3-1/4" Colonial Casing
- One-Piece Crown Molding in Living Room, Dining Room & 2<sup>nd</sup> Floor Hall

### **BATHROOM FEATURES:**

- 35" Maple Wood Vanity Cabinets with Granite Tops & Undermount Sinks
- Pedestal Sink & Toilet in Powder Room with Polished Chrome Faucet
- Ceramic Tile Floors and Shower Surrounds in Baths
- Elongated Watersaver Toilets
- Moen Brantford Chrome Finish Faucets in All Bathrooms
- Frameless Glass Shower Door in Master Bathroom

### **KITCHEN FEATURES:**

- Traditional 42" Painted Maple Cabinetry
- Granite Countertops
- Stainless Steel Appliances including 5-Burner Gas Range, French Door Bottom-Freezer Refrigerator, Dishwasher & Countertop Microwave
- Stainless Steel Undermount Kitchen Sink with Moen Brantford Faucet in Chrome
- Designer and Recessed Lighting

### **ENERGY SAVING FEATURES:**

- Restored Original Windows on Front Elevation
- Wood Clad Low-E Insulated Glass Windows on Sides & Rear
- Insulated Full View Glass Wood Terrace Door
- Airguard Wall Treatment
- R-13 Exterior Wall
- R-38 Attic Insulation
- Gas Heating and Electric Cooling (AC) System
- 50 Gallon Water Heater