



611 & 613 N. Columbus Street
INCLUDED FEATURES LIST

EXTERIOR FEATURES:

- Decorative Metal Front Stoop & Rails
- Hardieplank Smooth Lap Siding on All Elevations
- Fiberglass Front Door
- Public Sewer and Water
- Front and Rear Hose Bibs; Front and Rear Weatherproof Electrical Outlets
- Decorative Wood & Azek Exterior Trim
- Professional Landscape Package and Hydro-seeded Lawn
- One Off Street Parking space in rear yard w/access to rear Alley
- Patio in Rear with Privacy Fence

INTERIOR FEATURES:

- 9'-0" (+/-) Ceilings on All Levels
- Gas Fireplace
- Finished Basement Recreation Room, Bedroom & Full Bathroom
- 200-amp Electrical Service w/ Smoke Detectors on each Floor & in each Bedroom
- Oak Stair Treads with Painted Risers & Rails
- Hand Finished 3-1/4" Hardwood Flooring throughout Upper Levels
- One-panel Solid Core Interior Doors
- Ceiling Fans in Family Room & Master Bedroom
- Upgrade (Opt. 1) Carpet & Padding on Basement Level

INTERIOR TRIM:

- 5-1/4" Base Moulding & 3-1/2" Casing with Plinth Blocks
- 6" Crown Molding throughout 1st Floor & in 2nd Floor Hall

BATHROOM FEATURES:

- Tall Vanity Cabinets with Solid Surface Tops & Integral Sinks in Secondary Baths
- Console Sink in Powder Room with Chrome Faucet
- Custom Tile Floors and Shower Surrounds
- Elongated Watersaver Toilets
- Moen Gibson Chrome Fixtures in Secondary Bathrooms
- Freestanding Vanities, Moen Gibson Chrome Fixtures & Frameless Glass Shower Door in Master Bathroom

KITCHEN FEATURES:

- Painted Maple Cabinetry
- Quartz Countertops & Mosaic Backsplash
- GE Café Appliances including 6-Burner Gas Range, Wall Mount Vent Hood, French Door Bottom-Freezer Refrigerator, Microwave & Dishwasher
- Undermount Stainless Steel Sink w/ Moen Genta Faucet in Chrome
- Designer and Recessed Lighting

ENERGY SAVING FEATURES:

- Aluminum Clad Low-E Insulated Glass Windows
- Insulated Full View Patio Door
- Airguard Wall Treatment
- R-13 Exterior Wall
- R-38 Attic Insulation
- Two Zone Electric Heat Pump HVAC System
- Gas Water Heater