


1218 MURRAYHILL DRIVE

Features & Amenities

 4 bedrooms

 3.5 bathrooms

 2,712 sq ft



KEY FEATURES

- ✓ Schlage door knobs throughout
- ✓ Arc-fault outlets & decora rocker switches
- ✓ Hardwood flooring in living area
- ✓ Oversized baseboards & casing
- ✓ Rounded sheetrock corners
- ✓ Designer tile in bathrooms & utility room
- ✓ Integrated "structured" pre-wiring – satellite/cable & telephone
- ✓ Alarm system contacts on all accessible windows & doors, attic siren & keypad
- ✓ Radiant barrier roof decking
- ✓ Continuous soffit venting where applicable & ridge venting
- ✓ 14 SEER high-efficiency HVAC with damper system
- ✓ Programmable thermostats
- ✓ Media air filter
- ✓ R-30 ceiling insulation, R-13 insulation in 2x4 exterior walls & R-19 in 2x6 exterior walls
- ✓ Polycell expansive insulation around windows, doors, & mechanical penetrations through exterior walls
- ✓ Tankless/On demand hot water system
- ✓ Fully engineered foundations & framing structure
- ✓ 30-yr architectural shingles
- ✓ High quality American brick
- ✓ Masonry siding, fascia, soffit, & trim boards
- ✓ Custom exterior Sherwin Williams paint
- ✓ Schlage front door handle set
- ✓ Solid wood front door with double-paned glass
- ✓ ½ horsepower garage door opener
- ✓ 52" ceiling fans with light kits in bedrooms
- ✓ Sealed recessed lighting throughout
- ✓ Double-paned, Low-E windows
- ✓ Granite countertops
- ✓ 42" wood upper cabinets with crown molding
- ✓ Job-built cabinets with European concealed hinges
- ✓ Under-counter lighting
- ✓ Stainless steel appliances
- ✓ Stainless steel under-mount kitchen sink with ½ horsepower disposal
- ✓ Delta pullout faucet with vegetable sprayer
- ✓ Whirlpool tub & separate shower with semi framed shower enclosure in master suite
- ✓ Elongated toilet



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