

# 1435 Althea Dr.

## Features and Upgrades

### *Interior*

- ❖ High ceilings -12-foot on first floor with 22 foot ceiling in den; 9 and 10-foot on second floor
- ❖ Master suite and guest bedroom w/en suite bath on first floor
- ❖ Custom plantation shutters throughout
- ❖ Remote control gas fireplace
- ❖ Electrical outlet on surface of fireplace mantle
- ❖ Cable and electrical outlets above fireplace and on main wall of downstairs den
- ❖ Cable and electrical outlets on two walls in upstairs family room
- ❖ Granite countertops in kitchen, master, and all secondary baths
- ❖ Designer light fixtures throughout
- ❖ Walk in attic on second level
- ❖ Extensive crown molding

### *Kitchen*

- ❖ 14-foot granite island in kitchen includes storage on both sides and undermount electric outlets
- ❖ Stainless steel appliances in kitchen
- ❖ Double oven and separate warming drawer
- ❖ Gas stove top with pot filler
- ❖ Tumbled marble backsplash in kitchen
- ❖ Crushed granite kitchen sink

## *Master Bathroom*

- ❖ His & Hers vanities in master bath
- ❖ Soaking tub in master
- ❖ Double head shower with seamless glass in master

## *Exterior*

- ❖ All Antique Chicago Brick with Stucco accents (no siding)
- ❖ Hand crafted New Orleans Bevolo Gas lanterns in front and back
- ❖ Beautiful courtyard style backyard with Italian limestone fountain
- ❖ Sprinkler system both front and rear
- ❖ Summer kitchen with grill, separate gas cooktop and fridge
- ❖ Solid mahogany front door w/ glass
- ❖ Custom landscaping front and back
- ❖ In-wall pest defense system

## *Energy Efficiency:*

- ❖ High efficiency central air - 2 zones
- ❖ Central gas heating - 2 zones
- ❖ 2x6 walls allowing for thicker insulation on exterior walls
- ❖ Low E2 double pain windows
- ❖ R-3 sheathing to resist water and air penetration on exterior walls
- ❖ R-22 insulation in walls, R-38 in flat ceiling areas, and R-19 bating on sloped ceilings
- ❖ High efficiency gas water heaters (2)

## *Garage:*

- ❖ Oversized 2 car Garage (Attached)
- ❖ Sink w/cabinet
- ❖ Large workbench area
- ❖ 12 foot ceiling with ceiling storage and built-ins
- ❖ Storage closet
- ❖ Additional door entrance from side yard