# 1607 Elmen Street - 3 Bedroom/3.5 Bathroom - 5,042 SF
## Allan Edwards Builder  -  Newberry Architecture

## Energy Efficiency

Full Cavity Open Cell Spray Foam Insulation (R-19)

17 SEER 2-Stage Carrier Heat Pumps

LED Lighting

Low E Glass Windows and Doors

All LED Lighting

Digital Programmable Thermostats

## Appliances

Refrigerator - 30" Sub Zero

Freezer - 24" Sub Zero

Range - 48" Wolf Dual Fuel - 6 Burners With Infrared Charboiler

Microwave - Wolf

Steam Oven - 30" Wolf

Dishwasher - 24" Bosch

Washer and Gas Dryer - Maytag Stackable

Coffee Bar Refrigerator - 24" Sub Zero Undercounter

## Flooring

First - Stone

Second and Third - 7" French Oak

All Bathrooms - Tile in Mudset Application

## Landscaping

Sprinkler System

Engineered Drainage

## Smart Features

Pre-wired with CAT 6

## A/V

Solid Drive Speakers in Kitchen, Dining, and Living Room

## Pool

Custom Pool

## Design Features

60" Quartz Zinc Venthood

Custom Millwork Throughout

Custom Kitchen Cabinetry by Osborne

Free Standing Tub in Master Bath

Central Vacuum System

Elevator

Custom Metal Stair Railing

Custom Metal Entry Gate

Cumaru Rainscreen

42" Linear Fireplace

7' Stucco Privacy Wall

## Finishes

Nickel - Polished and Stainless Hardware

Polished Stainless Door Hardware

Marble Fireplace Wall

Quartz Countertops Throughout the Entire House

Quartz Shower Walls and Ceiling in Master Shower

Quartz Shower Walls in Bath 2

## Plumbing

2 Noritz Tankless NG Water Heaters w/Recirc Pumps

Type-L Copper Plumbing Throughout

Aquor Water Systems Frostproof Wall Hydrants

## Flex Space

Game Room

## Security

Pre-wired for CAT 5

## Garage

Commercial Grade Insulated Steel Door

Liftmaster Heavy Duty Door Operator

Epoxy Sealant on Garage Flooring

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## Square Footage

Lot - 5,056 SF

House - 5,042 SF

|  | Interior SF | Exterior SF |
|---|---|---|
| First Floor |  |  |
| Living | 1,351 |  |
| Covered Entry |  | 52 |
| Covered Patio |  | 130 |
| Pool Area |  | 674 |
| Garage |  | 460 |
| Second Floor |  |  |
| Living | 1,941 |  |
| Third Floor |  |  |
| Living | 1,750 |  |
| Balcony |  | 142 |
| Total | 5,042 | 1,458 |