

# 2227 MacArthur Street

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## Modern 4 Bedroom / 4.5 Bath Southgate

- Built in 2020
- 5,044 square feet
- Building / Structural
  - • 10 years builder warranty (1-1-10)
    - 1-year workman ship, 1-year systems, 10 years structure
  - High ceilings: 11 feet on 1st floor / 10 feet on 2nd floor
  - Insulated/Low-E windows, Insulation - Batt, Insulation - Blown Fiberglass, Radiant Attic Barrier
  - 2 tankless water heaters
  - PEX plumbing
  - All sinks undermount
  - 2 high-efficiency HVAC units
    - HVAC > 13 SEER with “5 + 5” year warranty for parts (buyer must register with installer)
  - Digital programable HVAC thermostat
  - Central Vacuum system
    - 3 outlets on 2nd floor, 2 outlets on 1st floor, 1 outlet in garage and 1 floor sweep away by pantry
    - Lifetime warranty (buyer must register at time of move-in)
  - Smoke detectors in all bedrooms



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- Building/Structural (continued)
  - Carbon monoxide detectors on first and second floor
  - AT&T fiber-optic access with high-speed internet at 1,000 Mbps
  - Coax & Cat5 wiring installed in all bedrooms, dining room, and study room for option to hardwire internet devices
  - 5/8" thick sheetrock all around home
  - Drainage system all around home and under crawl space
  - Crawl space foam insulated
  - Insulated garage door with WIFI enabled opener
  - 30-year roof
  - Elevator ready, from garage level to first and second floor
- Interior features
  - Engineered wood floor throughout home
  - Energy-efficient LED lights
  - Custom wood handrail on stairs
  - Windows with high-grade roller shades
  - Shades on patio sliding door are motorized with remote control operation
  - Custom front entrance door with windows that can be opened for airflow



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- Interior features (continued)
  - Remote controlled linear fireplace
  - Custom cabinets in all closets and pantry
  - Prefab cabinets in kitchen, dining room, study and bathrooms
  - Quartz countertops in kitchen, bathrooms, wine bar, dining room and snack bar on 2nd floor
  - Thermador appliances with 2-year warranty from day of installation
  - Other appliances have 1-year manufacturer warranty
  - Beverage coolers provided on both 1st and 2nd floor
  - Refrigerator included
- Outdoor features
  - Covered backyard patio with built-in outdoor grill and ceiling fan
  - Sprinkler system
  - Fully fenced all around home
  - Beautiful landscaping including Italian cypress trees to cover the fence in the backyard
  - Ring alarm system with cameras, door sensors motion detector

