

## Features of 1337 W. Bell Street

- Structure
  - foundation is slab with builder pier
  - detached, free standing home
  - elevator capable
  - 11' ceilings
  - internal walls are insulated
- Exterior
  - private backyard
  - drain in backyard and along back path - never floods
  - wide paved walkway to front door
  - quiet street w/trees and curbs & gutters separate driveway
  - large front balcony
  - stucco on 3 sides (cement board siding on wall between sister home)
- Garage
  - solid wood garage door
  - big garage
- Technology
  - front gate security camera and remote security gate activation
  - pre-wired for 3 external security cameras (Cat5 & coaxial)
  - home prewired with Cat5 & Coax with structured box in master closet
  - security system with wired and wireless sensors
- Kitchen
  - fullsize Refrigerator
  - natural stone (travertine) backsplash
  - externally -vented cooktop exhaust fan
  - granite countertop
  - Brookhaven cabinetry

- Interior
  - Solid Red Oak Hardwood Floors with Wide Boards
  - Fully wood-trimmed windows (including wood returns)
  - Wide 4' Stairwell
  - Big foyer w/ travertine stone floor
  - A lot of storage
  - Nice view out of windows (not looking into another house or worse)
  - Crown molding through out
  - rounded dry wall corners
  - doors are filled (not hollow)
  - tankless waterheater with drain pan
  - laundry room with fullsize washer/dryer hookups and drain in floor
  - wide hallways
  - Brookhaven cabinetry throughout (heavy duty solid maple dovetail drawers, self closing & soft closing),
  - 
  - solid wood plantation shutters
  - shower stonework in showers all the way to ceiling
  - skylight in stairwell
  - His & her separate closets with built in dressers
  - Master bedroom has vaulted ceiling

**Structure**

foundation is slab with buidler pier  
detached  
elevator capable  
11' ceilings ?  
large front balcony with waterproofing membrane that runs up sides for several inches  
no living space under front balcony  
internal walls are insulated  
large factory mulled) picture window in place of julliet balcony for better weatherproofing and functionality (case  
windows with screens) with upgraded UV filtering glass  
stucco on 3 sides (hardiplank siding on wall between sister home)  
stucco weeps & signifant sealant joints around windows (w/backer rod)

**Yard**

wide paved walkway to front door  
decent size, private yard  
drain in backyard and along back path - never floods

**Garage**

solid wood garage door  
Big garage

**Technology & security**

security camera and remote security gate activation  
pre-wired for 3 external security cameras (Cat5 & coaxial)  
home prewired with Cat5 & Coax with structured box in master closet  
security system with wired and wireless sensors

**Kitchen**

Fullsize Refrigerator  
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Externally -vented cooktop exhaust fan

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