

239 W 16TH STREET

Features

- 4169 Sq Ft (per seller - building plans from original build)
- 6,800 sq ft lot
- 4 bedrooms/4.5 bath/2 Studies
- 3-car garage - with large alley - one way in/out
- 800+ sq ft Garage Apartment (per seller - building plans from original build)
- 10 ft ceilings 1st floor and 9 ft ceilings 2nd floor
- 3-zone automatic sprinkler system
- 5" Sedona birchwood flooring (3/4" hardwood - can be refinished twice)
- Crown molding throughout
 - picture mold throughout the downstairs rooms
- New roof 2021 - 25 yr roof
- 1 of 2 ACs replaced 2021
- Tankless water heater
- Black star granite on sides of house
- 7 ft deep downstairs front porch and upstairs front balcony - stained ceiling
- Custom mahogany doors across the front of the home both upstairs and downstairs
- Decked attic in both main house and garage apartment
- Entire property enclosed with secure privacy fencing

ENTRY

- 8' mahogany leaded glass double front door with transom
- 30 ft ceiling in entry
- Imported Italian crystal chandelier

DINING

- Gas-log fireplace
- Coffered ceiling with inset lighting
- 3-sets of custom mahogany doors which open onto the porch
- Custom beveled glass front cabinetry framing fireplace
 - with 1/4" glass shelving and lighting

KITCHEN

- Quartzite countertops
- Stainless steel oversized apron sink with Kohler faucet
- Double waterfall quartzite island with stainless steel sink and Kohler faucet
 - under counter USB ports and under counter storage
 - custom drawers and spice racks
 - utility chase accessible through removable panels
 - island seating for 4+
- Hand hammered oxidized pendants over island
- NEW - 48" Dacor Professional dual fuel range
 - four-part convection oven, simmer/sear burners, and interchangeable griddle accessory
- NEW - 48" Dacor downdraft in island
- NEW - 42" Dacor Refrigerator with ice/water panel
- NEW - Dacor dishwasher
- NEW - 24" Dacor microwave drawer in island (awaiting arrival)
- Ambient under cabinet lighting
- Custom beveled glass front cabinetry
 - with 3/8" glass shelving and interior lighting
- Sizable space for breakfast or seating area

WET BAR

- Custom beveled glass front cabinetry
 - with 3/8" glass shelving and interior lighting
- NEW - 27 bottle Zephyr wine refrigerator
- NEW - Hoshizaki ice maker
- Stained shiplap backsplash
- Ambient under counter lighting

BUTLERS PANTRY

- NEW - 2nd Dacor dishwasher
- Refrigerator connections
- Addtl. matching Kohler faucet and single basin 32" stainless steel Kohler sink
- Addtl. quartzite counter space
- Washer and dryer connections (gas or electric)
- Ambient under counter lighting

LIVING ROOM

- Wood burning fireplace with gas lighter
- 2 sets of french doors that open onto the back porch

PRIMARY SUITE (DOWNSTAIRS)

- Coffered ceiling with inset lighting
- French doors that open onto the back porch
- Large walk-in closet
 - built-in fireproof Browning safe
 - A/V, phone line, and security panel
 - breaker panel
- Large jet tub with separate wand and water filler
- Oversized ROMA self cleaning steam shower
- Double sinks, vanity, and separate water closet

SECONDARY BEDROOMS (3 - UPSTAIRS)

- Walk-in closets
- All bedrooms with en suite bathrooms
 - 1 with double entry to bathroom

ADDITIONAL UPSTAIRS ROOMS

- Large office
 - double door closet with custom shelving
 - 2 sets of french doors accessing balcony
- Second office/flex space
 - french doors accessing balcony
- Common Area
 - could be used for a home gym, upstairs family room, game room etc.
 - wet bar

BACK PORCH

- Stained wood ceiling
- Ceiling fan
- Gas connection for outdoor grill
- Covered walkway to garage and garage apartment
- Overlooks large brick patio

GARAGE APARTMENT

- Large living area
- Hardwood floors
- Renovated kitchen and bathroom
 - NEW faucet and single basin 32" stainless steel Kohler sink
- Utility room with washer/dryer connections (gas and electric)
- Independent central A/C and heating
- Separate water heater
- Private access interior stairwell

NOTABLE FEATURES:

- Upstairs East facing windows along with the entry "tower" windows, primary bath picture window, and garage apartment shower window replaced in 2021 with Pella ENERGY STAR® certified windows
- All fixtures and appliances in the home and garage apartment convey
- Plantation Shutters in breakfast area, front entry, and primary bathroom
- Windows and doors hardwired for security, glass breakage sensor, and fire to central panel in primary closet
- All new appliances installed by manufacturer and warrantied
- 2 NEW bluetooth enabled garage door openers, including cables and track
- Back porch, dining room, living room, primary bedroom and bathroom have surround sound speakers all wired to a central control panel
- Rod iron fence panel at AC units removable for access to equipment