

1 2 1 6 W . 1 6 T H S T .

HEIGHTS

FEATURES & AMENITIES

Exterior

- Sprinkler system/irrigation (Rainbird)
- Rod iron walkway, gated entrance with pavers, and front porch
- Security cameras (installed and included)

Backyard

- In-Ground Heated Pool and Spa (17' x 25'5")
- In Floor Cleaning System
- Pebble Tech finish
- Tanning shelf and bubbler
- Automation and Lighting (I-Aqualink)
- Stacked stone wall designed to house outdoor TV and gas line run for outdoor fireplace
- Exterior patio screens
- Artificial turf throughout greenspace

Garage

- 2 car attached garage with ample storage
- Lifted garage door with high-lift opener
- Bike lift hoist
- Slatwall for storage
- Epoxy floor

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HEIGHTS

FEATURES & AMENITIES

First Floor

Living, Dining, Kitchen, Powder, Mini Bar, Pantry, Covered Patio

Chef's Kitchen & Dry Bar

- RO Reverse Osmosis Water Filtration System (Frizzlife PD600)
- Wolf Professional 60-inch dual fuel range, 6 burner w/grill and griddle
- Bosch dishwasher with integrated controls and bar handle
- Sub Zero Side by Side Fridge/Freezer
- Sub Zero 36" Refrigerator Column
- Sub Zero 36" Freezer Column
- Stainless wall hood with 1200cfm internal hood blower
- Custom cabinetry with pull drawers (soft close cabinets and drawers, two-tier drawers, spice rack pullouts)
- Quartz Countertops
- In-ceiling speakers for audio
- Philip Hue Lighting
- Fridge/Freezer pullout drawers in the dry bar area with stainless steel lit shelving

Living/Dining

- Pre-wired for audio
- Samsung Frame Smart TV ('The Art' tv) included
- Philip Hue Lighting
- Hardwood Floors, Crown Molding, 12' Ceilings

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FEATURES & AMENITIES

Second Floor

Primary Bedroom, Secondary Bedroom, Laundry

Primary Bedroom

- Samsung Frame Smart TV ('The Art' tv) included
- Ceiling speakers in primary bath
- Pre-wired for audio
- Two/Dual walk-in closets
- Two/Dual vanities
- Frameless glass shower with double shower-heads
- Custom cabinetry with pull-outs drawers and vanity
- Walk-out balcony
- Separate soaking tub
- Hansgrohe plumbing fixtures

Laundry

- Walk-in laundry room with storage
- Washer and Dryer Included (LG TrueSteam Energy Star)

Bedroom #2

- 10' ceilings
- Ensuite full bath
- Private balcony with french doors
- Large closets
- Hansgrohe plumbing fixtures

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Third Floor

Secondary Bedroom, Oversized Flex Room, Covered Patio/Deck and Roughed-In Wet Bar area

Bedroom #3

- 10' ceilings
- Ensuite full bath
- Large closets
- Hansgrohe plumbing fixtures

Flex Space

- Pre-wired for speakers
- Walk-out covered patio/deck

Wet Bar

- Ready for finishing touches - Plumbing roughed-in

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Extra Features & Eco-Friendly

- Eco-Hip™ for Sustainable Green Living (InTown)
- 2 x 6 exterior walls increase structural rigidity
- Strategically used engineered wood
- Dual flush toilets
- R-19 Insulation in exterior walls
- R-38 Insulation in attic
- Tankless water heater
- DOW WEATHERMATE™ weather barrier system
- Lennox Harmony III™ Zone System - independent zoning of each floor level for controlled comfort and efficiency
- MERV 10 - high-performance media air filter
- Programmable thermostats
- Radiant barrier
- Low-E double-pane energy-efficient windows
- Galvalume Metal Roofs
- Eight-foot mahogany entry door
- Full gutters around the entire home
- Nichiha fiber cement siding
- Nichiha stucco board
- Energy-efficient, double pane windows with Low-E insulated glass

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