

## 1607 Prospect

### *Special Features*

#### *Exterior*

- Built in 2007 & completed in 2008 by Butler Brothers
- Stucco exterior with brick accents (Major stucco repairs completed in 2015; Back of stucco repaired in 2019; rooftop deck resurfaced in 2021)
- 2-car attached garage
- Gated driveway entrance and front entrance
- Rooftop deck with Medical Center views

#### *Interior*

- Spacious rooms with smart finishes
- Detailed trim work and crown molding
- Open concept living/dining/kitchen
- High ceilings and great natural light
- Large storage closet on each floor/elevator capable
- Home fire sprinkler system throughout

#### *Entry*

- Spacious entry
- Recessed lighting
- Crown molding
- Large storage closet

#### *Living Room – (22' x 17')*

- Located on second floor
- Generously sized room open to dining and kitchen
- Custom built media cabinet and shelves
- French door to small balcony
- Engineered hardwood floors
- Crown molding
- Recessed lighting and ceiling fan
- Expansive windows with great natural light

#### *Dining Room – (13' x 13')*

- Located on second floor
- Open to living and kitchen
- Tray ceiling and beautiful painted wood paneled wall
- Engineered hardwood floors
- Crown molding
- Sleek drum chandelier & recessed lighting

#### *Breakfast Area – (15' x 9')*

- Located on second floor
- Large windows with abundant natural light
- Engineered hardwood floors
- Crown molding and painted wood beam accents
- Recessed lighting

#### *Kitchen – (13' x 12')*

- Located on second floor
- Walk-in pantry
- Oversized island with 5-burner JennAir gas range
- Open to living/dining room
- Shaker style cabinets
- High end granite counters and glass tile backsplash
- Stainless steel single basin sink
- JennAir stainless steel refrigerator
- Built-in stainless steel microwave and JennAir oven
- JennAir stainless steel dishwasher
- Engineered hardwood floors
- Crown molding and painted wood beam accents
- Recessed lighting & under cabinet lighting

#### *Primary Bedroom – (22' x 17')*

- Located on third floor, off the front of house
- Oversized room with sitting area
- Large windows with amazing natural light
- Carpet
- Crown molding
- Recessed lighting & ceiling fan
- Large walk-in closet with built-in shelves/drawers

#### *Primary Bath – (16' x 9')*

- Spa-like finishes and clean lines
- Double vanities and sinks with quartz counters
- Walk-in shower
- Large soaking tub with tile surround
- Private water closet
- Tile flooring with mosaic tile accents
- Crown molding
- Recessed lighting & pendant lighting

#### *Guest Bedroom – (13' x 13')*

- Located on first floor, off front of house
- Great natural light
- Ensuite bath
- Carpet
- Crown molding
- Ceiling fan/light
- Spacious closet

#### *Ensuite Guest Bathroom – (10' x 5')*

- Located on first floor
- Shaker style cabinets
- Granite counters
- Walk-in shower
- Tile flooring
- Recessed lighting & pendant lighting

#### *Guest Bedroom – (12' x 12')*

- Located on third floor, off back of house
- Great natural light
- Ensuite bath
- Carpet
- Crown molding
- Ceiling fan/light

#### *Ensuite Guest Bathroom – (8' x 5')*

- Located on third floor
- Pedestal sink
- Tub/shower combo
- Tile flooring
- Recessed lighting

#### *4<sup>th</sup> Bedroom/Flex Room – (19' x 14')*

- Located on fourth floor, off back of house
- Great natural light
- Ensuite bath
- Carpet
- Crown molding
- Recessed lighting & ceiling fan

#### *Ensuite Guest Bathroom – (9' x 5')*

- Located on fourth floor
- Tub/shower combo
- Tile flooring

#### *Rooftop Deck*

- Spacious area with Medical Center views
- Covered and uncovered space
- Gas hookup for outdoor grill and water faucet for cleaning and plant maintenance
- Recessed lighting & ceiling fan
- Railing repaired and repainted (2022)

#### *Upgrades & Maintenance*

- AC Units recently replaced (downstairs 2020 & upstairs 2021)