

1406 ALDRICH ST LUXE FEATURES

Interior Design Features:

- Grand entryway with 20-ft ceilings
- 42-linear-ft modern stainless steel & glass railing on second floor overlooking entryway
- Custom modern iron barn door for study
- Custom iron French double doors leading to side patio
- Luxury oversized floor tiles imported directly from Imola, Italy
- European-style kitchen with custom soft-close cabinetry & drawers by Escalada USA
- Oversized kitchen island with unobstructed granite countertop, perfect for entertaining
- Large half-bath with statement deep green Venetian plaster walls, floating vanity with earthy quartz countertop, wall-mount faucet and wall sconces
- Stone feature wall in living room with modern linear gas fireplace, floating live-edge wood mantle and built-in TV nook
- Level 5 sheetrock finish

Structural, Plumbing & Mechanical Features:

- Slab on builders pier foundation
- 5-ton mini split HVAC unit by Carrier
- Garage has additional 1.5-ton ductless AC unit by Carrier
- Tankless water heater by RINNAI
- PEX piping for plumbing in entire home
- Water filtration system (entire home) with a custom iron box cover to maintain sleek look
- Plumbing line installed in backyard for future in-ground pool

Electrical & Low Voltage Features:

- Surround sound system in primary bedroom, kitchen, living & dining areas, outdoor kitchen & back patio areas
- Dimmer switches in all rooms
- Dimmable under-cabinet lighting in kitchen
- LED mirrors in primary bathroom and full-length LED mirror in primary closet
- Commercial-grade string lighting above side patio and along side & backyard fence
- High-end landscape uplighting accentuates features of the home at night
- Four hardwired security cameras

Exterior Features:

- Covered outdoor kitchen on side patio with TV mount & surround sound
- Custom iron swing gate with 11'-3" opening and 14'-0" clearance, large enough to drive vehicle through
- Custom mahogany front & garage doors bring a warm, natural element to the home's edgy design