

2031 McClendon Street

Modern 4 Bedroom / 4 Full & 2 Half Bath
Southgate

Brand new construction

5,119 square feet

Luxury Features

- 30-year roof
- High ceilings: 11 feet on 1st floor / 10 feet on 2nd floor
- Engineered wood floor throughout home
- Custom front entrance door
- Custom wood handrail on stairs
- Elevator ready, from garage level to first and second floor
- Central Vacuum system
 - 3 outlets on 2nd floor, 2 outlets on 1st floor, 1 outlet in garage and 1 floor sweep away by pantry
 - Lifetime manufacturer warranty (buyer must register at time of move-in)
 - Includes lifetime warranty for VacuFlo parts and 1-year warranty for VacuFlo labor from the time of move-in
- Custom cabinets in all closets and pantry
- Prefab cabinets in kitchen, dining room, study and bathrooms
- Quartz countertops in kitchen, bathrooms, wine bar, dining room and snack bar on 2nd floor



ENERGY
REALTY

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Luxury Features (continued)

- Dacor appliances (refrigerator, dishwasher, microwave & gas range) with 2-year warranty from day of installation
- Beverage coolers provided on both 1st and 2nd floor with 1-year manufacturer warranty

High Technology Features

- Smoke detectors in all bedrooms
- Carbon monoxide detectors on first and second floor
- AT&T fiber-optic access with high-speed internet
- Cat6 wiring installed in all bedrooms, dining room, and study room for option to hardwire internet devices
- Remote controlled linear electric fireplace with ambient lighting (see details online)
- Digital programable HVAC thermostat
- Ring alarm system with cameras, door sensors and motion detectors

Energy Efficient Features

- High-efficiency Andersen double-pane windows



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Energy Efficient Features (continued)

- Insulation - Batt, Insulation - Blown Fiberglass, & Radiant Attic Barrier
- 2 tankless water heaters
- 2 high-efficiency HVAC Carrier brand units
 - HVAC16 SEER with “5 + 5” year warranty for parts (buyer must register with installer)
- 5/8” thick sheetrock all around home
- 6" thick walls on first floor and 4" thick walls on second floor for energy efficiency and sound proofing
- Crawl space foam insulated
- Insulated garage door with WIFI enabled opener
- Energy-efficient LED lights

Outdoor Features

- Covered backyard patio with built-in outdoor kitchen and ceiling fan
- Sprinkler system
- Drainage system all around home
- Fully fenced all around home
- Beautiful landscaping



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Other Highlights

- 10 years builder warranty (1-1-10)
 - 1-year workman ship, 1-year systems, 10 years structure
- PEX plumbing
- All sinks undermount

