

Feature Sheet – 1016B Lawrence St

GENERAL DESCRIPTION & LAYOUT

- Single-Family Home (detached, freestanding)
- No HOA or maintenance fees
- 2-story, with 1st floor living (Kitchen, Dining, and Living)
- 2,404 sq ft of livable space with 3 Bedrooms + Study, 2.5 Baths
- Open layout perfect for cooking and entertaining
- 4-Panel Patio Doors off living connect the Indoor and Outdoor Living Space seamlessly
- Large lot (2,625 sqft)
- Large private backyard (25x23 ft) with custom pergola and upgraded turf perfect for indoor/outdoor entertaining
- Private driveway
- Private entry with wrought iron front gate
- Attached 2-car garage with Porte Cochere
- Laundry room with both electric and gas dryer connections
- High ceilings throughout - 11 ft ceilings on first floor, 10 ft ceilings on second floor
- Lots of windows throughout provide for ample natural light and an open airy feeling
- Professionally designed interior finishes, with clean lines and cool, neutral colors
- Landscaped walkway, curb, and backyard

CONSTRUCTION STANDARDS & ENERGY EFFICIENCY

- Engineered post-tension slab on grade foundation
- Compaction-tested select-fill pad, termite treated pre-foundation
- Grade-2 structural lumber throughout with steel garage portal for increased structural stability
- 2x6 Exterior Walls and metal straps
- Three-layer real stucco façade
- 4x8 Stucco Panels at exterior walls (sides and rear) – no lap siding
- Dual pane Aluminum Windows in Bronze Frame
- High efficiency AC (16-seer) with zone damper system and Ecobee programmable thermostats
- Radiant Barrier – energy efficient roof decking
- Fully owned 8.125 kW solar panel system producing approximately 10,500 kWh annually
- Large capacity (50 gallon) energy-efficient gas water heater
- Flexible pipe plumbing lines throughout
- Solid-core doors (heavier feel and better sound insulation) throughout, with double glass door Study entry
- Upgraded matte black contemporary plumbing fixtures
- Upgraded matte black hardware throughout (cabinet knobs/pulls, door hinges, door hardware, bath accessories)

- 5.1 Surround sound Pre-wiring at living; and Speaker Wiring at both Kitchen & Master Bathroom
- Built-in alarm system
- Custom modern linear wrought iron stair railing
- Recessed can lighting throughout with Eco-Halogen bulbs
- Modern designer-selected finishes throughout
- Wire-Brushed 5" Wide-Plank Engineered Hardwood Flooring throughout with high-end carpeting in bedrooms

KITCHEN

- Gourmet kitchen with island and oversized pantry
- Modern 1-1/2" quartz countertop
- Custom Built Cabinetry featuring full extension glides and soft-close doors & drawers
- Designer backsplash tile
- Stainless Steel Appliances
- Under-counter wine fridge and chimney style vent-hood
- Commercial Pre-Rinse style Matte-Black Kitchen Faucet
- Commercial grade 10" deep under-mount single basin stainless sink (16-gauge noise dampening steel)

MASTER'S RETREAT

- Oversized Master Suite (20x14) with large covered balcony, 10ft coffered ceiling, and abundance of natural light
- Dual walk-in closets with built-ins, one of which has direct access to bathroom
- Boutique Hotel-Inspired Master Bathroom with free-standing vessel tub set in front of designer tile accent wall
- Frameless Glass Shower Doors placed symmetrically in the space
- Over-sized shower with dual shower heads (including rain shower), bench and upgraded tile surround
- Dual sink vanity with modern quartz countertops and custom cabinetry base
- Upgraded large format tile flooring in modern clean and simple colors and patterns