

606 E. 25th St.
Included Features

1. Heated AND chilled pool and spa—remote pool operation, Pebbletech, anti-slip wood look porcelain tile decking (Pool installed May 2020, chiller installed August 2023)
2. Full turf front and backyard (sprinkler system still included for bushes, pots, and “satellite” hose bib in backyard)
3. Mosquito misting system—service included through June 2024 through Loco Mosquito
4. Additional parking pad in front yard and another at the street
5. 50’x50’ backyard with alley access behind
6. Awesome primary suite with large vanities with unique backsplash shelves, spacious shower, custom his and her closets, and “secret” passageway to bar/laundry area through “her” closet
7. Alarm system with optional monitoring by Alarm.com (4 cameras, upgraded key pads, video doorbell, contacts on all operable doors and windows) with Low voltage smoke/carbon monoxide detectors tied-in (one central battery= no beeping in the middle of the night)
8. Dacor appliance package with electric combination oven, convection/steam oven, and 36” gas range (3 ovens!), dishwasher that opens itself at the end of the cycle to release steam, 24” UC wine, 64” Frigidaire fridge/freezer, and 24” UC beverage fridge upstairs.
9. Two-car garage is designed to accommodate one oversized vehicle or additional storage, epoxied garage floor, 2 “safe racks” for hanging storage, Wi-Fi-enabled garage door opener and insulated garage door
10. Window coverings—roller shades including remote operated on high window, plantation shutters, and custom curtains in the primary bedroom and game room
11. Mounted televisions included in the primary bedroom, primary bathroom, great room, and game room (2—one 65” and one 85”)
12. All tub and shower plumbing has separate handles for water pressure and water temperature so you can take a “full blast” shower without it being at max temperature.
13. Soft close cabinetry throughout
14. Metal closet rods throughout
15. Large pantry with barn door
16. Custom silver Iron front door with custom two-tone Emtek handleset
17. Washer and dryer included
18. Doggie door in study and Dutch door
19. Electrical outlets in baseboard in open areas
20. Christmas lights included—service to be paid annually through Elegant Glow Lighting or the installers of your choice