

3 CONCORD CIRCLE MEMORIAL VILLAGES



SIGNATURE FEATURES:

- Thermador Gourmet Kitchen
- Designer Selected Lighting
- Elevator Capable
- Electrical Outlets Inset in Base Trim
- Rooftop Terrace with gas and water hookups
- Sherwin Williams Paint Colors
- Low E Windows
- Soft Close Hinges and Glides
- Solid Core Interior Doors
- Spray Foam Insulation
- Tankless Water Heater
- Energy Efficient
- Home Automation
- Outdoor kitchen or barbecue
- Swimming pool or hot tub

DINNING ROOM

- Gleaming White Porcelain Floors
- Glass Wine Display Wall
- Soft Touch Cabinetry Dry Bar
- Eternal Noir Silestone Countertops
- Statement Light Fixture

MUD & UTILITY ROOM

- Located on 1st Floor
- Utility Sink
- Full Size Washer & Dryer Hookups
- Ample Folding and Dry Hanging Space
- Bench Seating
- Direct Access to Garage

LIVING ROOM

- Gleaming White Porcelain Floors
- Two Story Ceiling
- Imported Statement Light Fixture with LED bulbs
- Open to Kitchen, Dining, and Breakfast
- Dual-sided, Electric Fireplace with Sound and Vapor Features
- Custom Wall Division with Open Shelving and TV Outlets
- Views to Backyard

KITCHEN:

- Thermador 30-Inch Built In, Electric Double Ovens
- Thermador 36-Inch Gas Cooktop
- Thermador 36-Inch Silestone
- Wrapped Custom Insert Hood
- Thermador 30-Inch Panel-Integrated Fridge and Freezer
- Thermador 24-Inch Built-in Microwave Drawer
- Thermador 24-Inch Paneled Emerald Dishwasher
- Soft Touch Custom Cabinetry
- Walk-in Pantry
- Contrasting Silestone Countertops
- Trash Drawer
- Dual Sinks

HAVE ANY QUESTIONS? REACH OUT AT
NICOLE@BRADENREGROUP.COM

3 CONCORD CIRCLE MEMORIAL VILLAGES



GAME ROOM:

- Located on 2nd Floor • Floating
- Shelving
- Direct Access to Full Bath
- Private Patio with Fully Retractable Doors Custom Glass Railing
- Overlooking the 1st Floor Artery
- Direct Access to Homework Nook or Secondary Office Space with Built-in Desk
- LED Lighting

OUTDOOR LIVING:

- Summer Kitchen with Stainless Steel Grill, Dual Burner, Dishwasher, and Storage
- Covered Patio with Fully Retractable Glass Doors
- Side Yard • Ample Room for Pool
- Fully Turfed 2nd Floor Terrace with Gas and water hookups
- Pre-Wired for Television and Speakers

EXTERIOR FEATURES

- True Stucco Facade
- Guttered Roof with Downspouts
- Covered Front Entry Vestibule for Added Safety and Shelter Custom
- Steel Pivot Front Door Water Feature
- Professionally Landscaped
- All Exterior Openings Sealed with Polyurethane Sealant Oversized 3 Car Garage with Storage
- Garage Door Opener with (2) Transmitters
- Automated Driveway Gate Motor Court
- Circular Driveway

PRIMARY BATHROOM:

- Elongated Vanity with Dual Vessel
- Sinks
- Four Glass Blown Pendants Transom
- Window for Natural Light
- Linen Storage
- Privatized Water Closet
- Additional Storage Closet
- Frameless Glass Shower with Dual Rainfall Shower Heads Detachable Sprayer, and Bench Seating
- Freestanding Tub with Floor Mounted Filler
- Dual Walk-in Closets with Metal Hanging Rods, Custom Drawer Systems, and Ample Storage LED Lighting

PRIMARY BEDROOM:

- Located on 1st Floor
- Vestibule Entry
- Trio of Arched Windows
- Sleek Ceiling Fan
- Ebony Hardwood Floors
- LED Lighting

SECONDARY BEDROOMS:

- Plush Carpeting Sleek Ceiling Fans
- Custom Walk-in Closets
- Ensuite Baths
- Premium Kohler Plumbing Fixtures
- Quartz or Marble in all Baths Shower Enclosures of
- Frameless Glass with Matching Hardware Trim
- Ample Custom Measured Mirrors throughout
- Deep Soaking Tubs

HAVE ANY QUESTIONS? REACH OUT AT
NICOLE@BRADENREGROUP.COM