



**3412 W 12th**

### **LIVING ROOM**

- Open floor plan
- Hardwood flooring
- Large windows
- 10' Sliding Glass Tri-Fold Doors
- Oversized Balcony with gas line and water line
- Upgraded fan and light fixture

### **KITCHEN**

- Gas Range
- Stainless Steel Fridge
- Built-In Microwave
- Stainless Steel Oven
- Wine Refrigerator
- Quartz countertops
- Spacious pantry for storage
- Prep Island
- Upgraded pendant lights
- Double trash bin drawer
- Soft close pull-out drawers
- Upgrade cabinet hardware
- Hardwood flooring
- Smart motorized roller shades
- Upgraded open shelving

### **PRIMARY BEDROOM**

- Split floor plan
- Primary on the third floor
- Oversized Walk-in closet
- En suite bathroom
- Upgraded fan and light fixture
- Hardwood flooring
- Smart motorized roller shades

### **PRIMARY BATH**

- Marble countertops and tile
- Oversized shower
- Double vanities
- Modern fixtures and lighting
- Upgrade cabinet hardware

### **HOME OVERVIEW**

Bedrooms 3  
Baths 3 full 1 half  
Square Feet 1,921  
Lot Size 1,400  
Year Built 2019  
Garage 2-Car

### **HOA FEE**

Approximately  
\$2,000 a year,  
which includes  
trash & water utilities,  
pool, and  
grounds upkeep



# 3412 W 12th

## PRIMARY CLOSET

- Built-in shelving

## BEDROOMS 2 AND 3

- Marble countertops and tile
- Upgraded fan and light fixture
- Walk-in closets
- Hardwood flooring
- Motorized roller shades

## UTILITY CLOSET

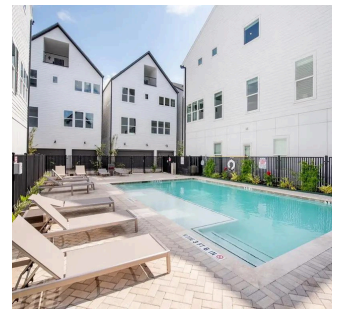
- Full-size Washer and Dryer (2019)
- Shelving Storage

## GARAGE

- Epoxy Floors
- Storage nook
- Wall attached garage gym squat rack and storage
  - Stall mats
  - 360 pounds of weights
  - 1 Barbell
  - 1 Curl bar
  - 2 Loadable dumbbells
  - Various low weight dumbbells
  - Adjustable bench
  - Wall mounted TV and Sound System

## ADDITIONAL UPGRADES

- Nest thermostat on each floor
- Nest security camera in garage
- Nest doorbell



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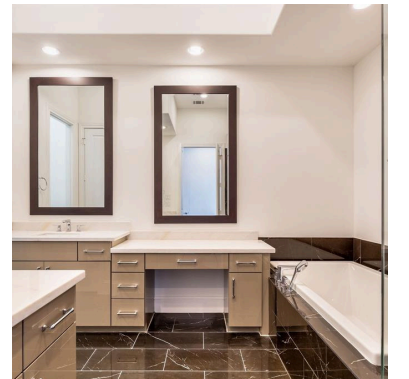
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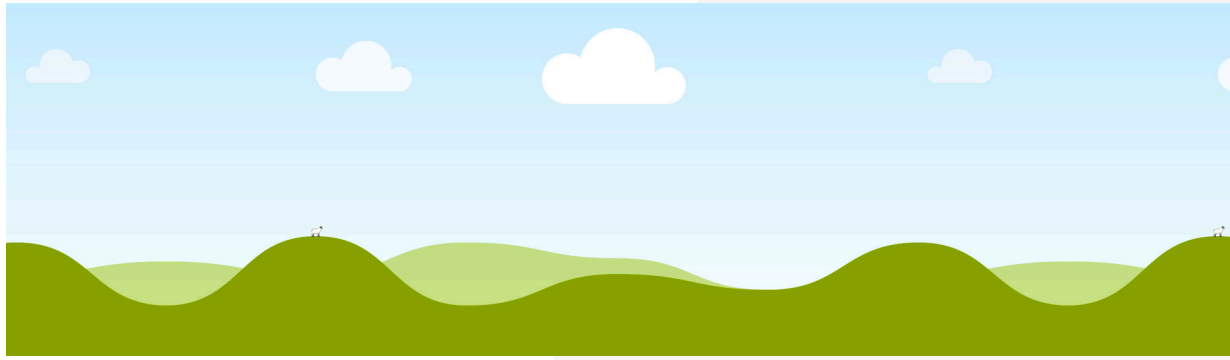
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**Signature Interior Features:**

- 1st floor living
- Island kitchen
- Fisher Paykel gas range & appliances
- Soft close cabinets & drawers
- Quartz countertops
- LED recessed lighting
- Custom ceiling fans w/remotes
- Trane 3.5 ton HVAC
- Engineered Whiteoak flooring
- Double pane windows – lots of natural light
- 10' ceilings- 2nd floor
- 12' ceilings- 1st floor
- Slab foundation
- Oversized walk-in closets
- Flex space/possible 4th bedroom on 2.5 story plan- closet fully plumbed for possible 3rd full bath

**Thoughtful Exterior Features:**

- Completely fenced yard
- Secure rod iron front gate w/privacy fence
- French drains and gutters
- Spray foam insulation all throughout home, garage & between floors
- Smart car charger- pre wired

**Possible Change Order/Upgrades:**

- Appliance package upgraded (I.e. Wolf or Thermador)
- Turf
- Window covering package
- Level 4 or 5 finishes for countertops
- 3rd story roof top deck
- 2.5 story plan-conversion of large closet to full 3rd bath



**HOA Fee  
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\$190/month,  
which includes  
trash & water utilities,  
gate maintenance and  
grounds upkeep**

