



FEATURES

GENERAL

- * Located in the Historic Prince Hall district
- * Designed by in situ studio with Perry Cox Architect, PA
- * 3 story townhome
- * 2 bedrooms
- * 2.5 baths
- * 1 car garage
- * Front door and stoop leading onto Person St

INTERIOR

- * 9' smooth ceilings
- * 1st floor flex room with concrete floor
- * Floating staircase from 2nd to 3rd level
- * Skylights in all units
- * Large picture window in living room with a view of downtown skyline
- * Contemporary styling with simple trim and details
- * Single dropped panel interior doors
- * White walls and trim
- * 5" engineered hardwoods on main level with Scotchguard coating (Made in the USA)
- * 5" engineered hardwoods in hallway on 3rd floor
- * Mohawk SmartStrand stain-resistant carpet in bedrooms (Made in USA)
- * Closet Maid vented shelving
- * Unit separation walls are standard UL Design number U336 walls. The walls are built with (4) layers of Gypsum Wall Board with a total of 3" of thickness plus (2) layers of R-15 Fiberglass Insulation and (2) 1" air spaces.

MECHANICAL

- * 13 SEER Goodman split system heat pump
- * Programmable thermostat
- * 50 gallon electric water heater

KITCHEN

- * 42" Flat-front Leedo cabinets (Made in the USA)
- * Clear glass pendant lighting over peninsula with chrome finish
- * Quartz countertops- naturally antimicrobial
- * Countertops hang over 14" for bar-eating
- * 18 gauge stainless steel undermount sink
- * Polished chrome faucet with pull-down extension
- * Stainless electric range with ceramic glass cooktop
- * GE Stainless steel dishwasher
- * GE Stainless steel over-the-range microwave
- * Ice maker hook up
- * Disposal

BATHROOM

- * Master bath features tiled shower with bench and glass shower door
- * Skylight over the master vanity
- * Guest bath with fiberglass tub/shower combo and tile floor
- * 1.6 gallon Low flow toilets
- * Polished chrome faucet
- * Powder room on 2nd floor
- * Vanity cabinets- same as kitchen selection
- * Quartz countertops

ELECTRICAL SPECIFICATIONS

- * Washer / dryer connections on 3rd floor
- * Kitchen lighting - two pendants at bar + 6 recessed can lights
- * Hanging light fixture in dining room
- * Overhead prewired for fan in bedrooms and bonus
- * Prewired for security
- * CAT 5 outlets - Bedrooms/ Living Rm and Bonus
- * Cable outlets - Bedrooms/ Living Rm and Bonus

EXTERIOR

- * Jeld-Wen Low-e painted aluminum clad wood windows with screens at operable sashes
- * Wood Front door and stoop leading to Person Street
- * Rear porch with view of Downtown Raleigh
- * Sliding glass door to rear deck
- * Flat roof with white membrane to deflect sunlight
- * Brick, cedar and hardiplank siding
- * Hidden gutters
- * Wood frame construction on a slab
- * Dead bolt at front door
- * 1 car garage
- * Interior of garage dry-walled
- * Exterior lighting at each entry point
- * Hose bib at rear of unit
- * Electrical outlets outside at front and back

Listed by:

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