



1434 West 48th Street C Standard Features

- \$12,000 allowance for cabinets and Granite or Quartz countertops.
- \$15,000 allowance towards ceramic flooring in entry, bathrooms & laundry, carpeting for bedrooms, hallway and steps and laminate flooring for kitchen / living room level.
- 10 recessed lights are included.
- \$2,000 lighting allowance toward light fixtures over and above the recessed lights.
- \$1,500 allowance towards an energy star dishwasher and a range hood.
- \$1,500 allowance towards tiled walls with a fiberglass base is included for the primary bath shower
- \$1,500 allowance for a shower door for the master bath shower.
- Roof-top deck with composite decking for walking surface
- Stained oak stairs & handrail from entry to bedroom level.
- High-efficiency furnace
- 13 seer central air conditioning unit
- Digital programmable thermostat
- 2 ½ baths
- Moen, Brantford & Eva bathroom water efficient plumbing fixtures
- Badger 5 disposal
- PEX water lines
- High efficiency 50-gallon power vented hot water tank
- Residential sprinkler system for interior of home
- Gas hookup to range; electric to dryer
- Low E / energy star vinyl windows
- Energy efficient, Blown insulation for walls, with spray foam for garage ceiling & rim Joist and 2" foam board insulation on exterior foundation walls.
- Vapor barrier system for exterior walls.
- EPDM rubber roof for underneath composite decking
- Engineered floor joists.
- Steel insulated exterior doors.
- Marin satin nickel lever style interior and exterior door knobs
- Pre-finished corrugated metal siding
- Interior painting to include choice of up to (4) wall colors, white semi-gloss for woodwork, ceilings painted flat white.

- Drywall to include smooth ceilings for living room / kitchen level and knock down texture for entry level & bedroom level.
- Steel ventilated wire shelving for closets
- Mirrors with penciled edges above bathroom vanities
- Overhead garage door with two controls for opener
- Choice of interior door styles from builders selections
- Choice of modern or molded style casing and baseboard
- Home to meet Cleveland Green Standards / Tax Abatement
- 1,572 sq. ft.

\$449,900