

**10511 S. Redbird St.
\$860,000**



**Hamilton – Side Entry
1.5 Story- 4 Bed, 4.5 Bath**



Hamilton- Side Entry: Approx. 4,060 SF

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Exterior:

- **Foundation:** 9' Foundation Walls with Egress Window Well
- **Roof:** Presidential Roof
- **Front:** Stucco and Stone per Elevation with LP Smart Trim
- **Sides/Rear:** LP Smart Siding and Trim, 5/50 Limited Warranty
- **Landscaping:** Custom Design Allowance with Bluegrass Sod, Irrigation System
- **Doors:** Insulated Garage Doors with Openers, Custom Wood Arched Front Door
- **Windows:** Energy Efficient Low-E Windows
- **Patio/Deck:** Covered 14x21 Raised Patio

Interior:

- **Kitchen**
 - Painted Cabinets to Ceiling with Oversized Furniture Island
 - Cabinets include Full Extension Drawer Guides, Pull-out Trash Can, and Spice Rack
 - Level 3 Granite Allowance
 - Black Granite Single Bowl Sink
 - Walk-in Pantry with Granite Tops
 - Stainless Steel Appliance Package
 - Custom 4" Hickory Hardwood Floors
- **Baths and Laundry**
 - Large Main and Upper Level Laundry Rooms with Black Granite Sink in Main
 - Tile Floor in Laundry and all Baths
 - Granite Vanities in Master Bath
 - Granite Tops in Laundry Room
 - Every Bedroom has its own Private Vanity
 - Free standing tub and Frameless Shower Door in Master
- **Great Room**
 - 2-Story Ceiling
 - Direct Vent Fireplace with stone from floor to ceiling and Built-ins on both sides.
 - Custom 4" Hickory Hardwood Floors
- **Energy Efficient Features**
 - Engineered for Maximum Energy Efficiency
 - Independently Rated Resnet HERS Index Home
 - R-13 Wall Insulation with Grade 1 Verified Installation, R-49 Attic Insulation
 - 95% Lennox Furnace with Humidifier and 13 SEER AC
 - Energy Star Compliant Foam and Caulk Package
- **Other Features**
 - Built-in Boot Bench in Mud Room
 - Master Closet with 3 Tier Hanging and Built-in Shoe Racks
 - 10' Ceilings throughout First Floor
 - 6 Phone or Cable Outlets
 - 50 Gallon Water Heater and Ice Maker Water Line
 - Large Base and Casing throughout Main Floor
 - 2 HVAC Systems
 - Stained Stair End Caps with Iron Spindles
 - Bonus Loft Space
 - Hickory Hardwood Floors in Sun Room
 - ¾ Bath Stub for future Basement Finish
 - Knockdown Ceilings Throughout (minus Garage)
 - In House Warranty Program



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