

12307 W 169th Terr.

\$670,000



Harbor

2 Story- 5 Bed, 4.5 Bath



Harbor: Approx. 3,150 SF

2 Story- 5 Bed, 4.5 Bath

Exterior:

- **Foundation:** 9' Foundation Walls, Daylight
- **Roof:** Limited Lifetime Warranty 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, Fiberglass Front Door
- **Windows:** Energy Efficient Low-E Windows
- **Patio/Deck:** Covered 12x16 Deck with Steps Down

Interior:

- **Kitchen**
 - Painted Cabinets w/ Cabinets to Ceiling on Fridge Run
 - Cabinets include Full Extension Door Glides, Pull-out Trash Can, and Spice Rack
 - Upgraded Tops
 - Furniture Island with Upgraded Tops
 - Walk-in Pantry
 - Under Cabinet Lighting
 - Stainless Steel Appliance Package
 - Custom 4" Hardwood Floors
- **Baths and Laundry**
 - Large Laundry Room Conveniently located by Master Suite
 - Tile in Laundry and all Baths
 - Tile on all Shower and Tub Walls in Secondary Baths
 - Every Bedroom has its own Private Bathroom
 - Freestanding Tub & Upgraded Tops in Master Bath
- **Great Room**
 - Floor to Ceiling Stone Gas Fireplace with Built-Ins on Both Sides
 - 10' Ceilings
 - Custom 4" 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
 - First Floor Study & Flex Room
 - 6 Phone or Cable Outlets
 - 50 Gallon Water Heater and Ice Maker Water Line
 - Crown Molding, Large Base and Casing throughout Main Floor
 - Hardwoods in Upstairs Hallway
 - Painted Square Spindles
 - Hardwoods in Study & at Stair Landings
 - Sump Pump
 - ¾ Bath Stub for future Basement Finish
 - Knockdown Ceilings Throughout (minus Garage)
 - Upgraded Pantry with Granite Tops
 - In House Warranty Program



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