

London Square

1304 London Ave Spec Sheet
Lot #5



3 Bedroom 2 1/2 Bath 1799 Sq Ft HTD
Open Porches 192 Sq Ft
Screened Porches 141 Sq Ft

Exterior

- Cement Board Siding/Trim (Low Maintenance / Durable)
- 30 Year Metal Roof 5 V Crimp
- 10 mill Poly Vapor Layer in Crawl Space
- Closed Cell Spray Foam beneath the Floor System in the Crawl Space
- Zip System installed on the siding and roof system
- Sizable Porches (333 Sq Ft in total)

Interior

- Engineered Hardwood Floor ½ " throughout
- 10' Ceiling Heights
- Open Cell Spray Foam insulation
- R-19 Fiberglass insulation
- R-11 Fiberglass Sound insulation installed in Beds/Baths/Laundry Room/Great Room
- Primary Bedroom located on the first floor
- Custom Interior Trim baseboard and crown, as well as accent walls

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Plumbing

- Natural Gas Tankless Water Heater
- All Kohler fixtures installed, including multi-function shower heads

Electrical

- All onsite power lines are underground
- Modern recessed LED can lighting throughout the house
- Paddle Switches (white decor)
- Wall-mounted sconce lights are located in each bathroom
- A Chandelier located in the dining area
- Pendant lights located above the kitchen island
- Natural Gas Lanterns beside the front door

Hvac

- Central AC
- Gas Furnace (heat)

Cabinets

- Full Overlay 5 Piece Door & Drawer Face
- ½" Birch Plywood Box Construction for strength
- Soft-close drawers and doors
- Glue & Nail construction

Kitchen

- Kitchen Island with extended countertops for easy barstool placement
- Quartz Countertops
- Bosch Appliances
- Dual Range Oven

Master Bath

- Walk-in tile shower
- Double Vanity with 2 sinks
- 3cm Quartz tops

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Upstairs Bath

- Half tub/shower with full tile surround
- (2) Single vanities
- 3cm Quartz tops