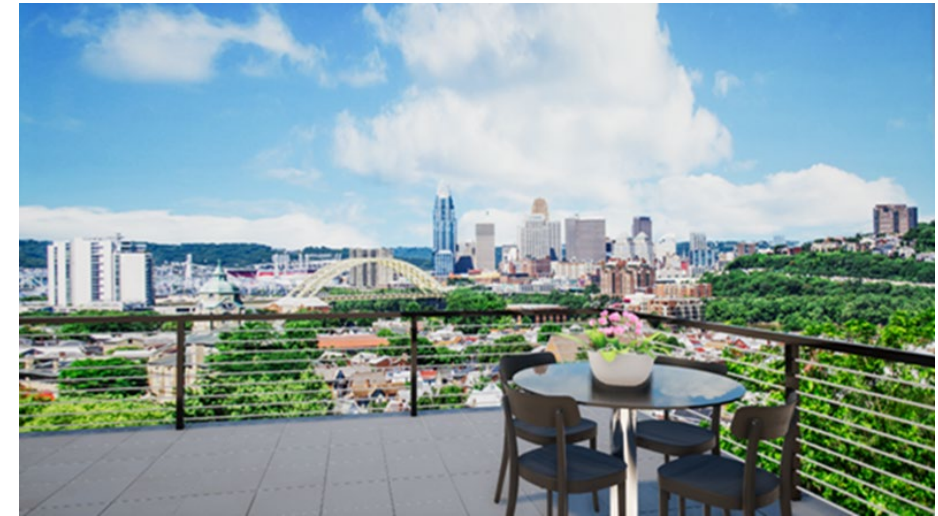


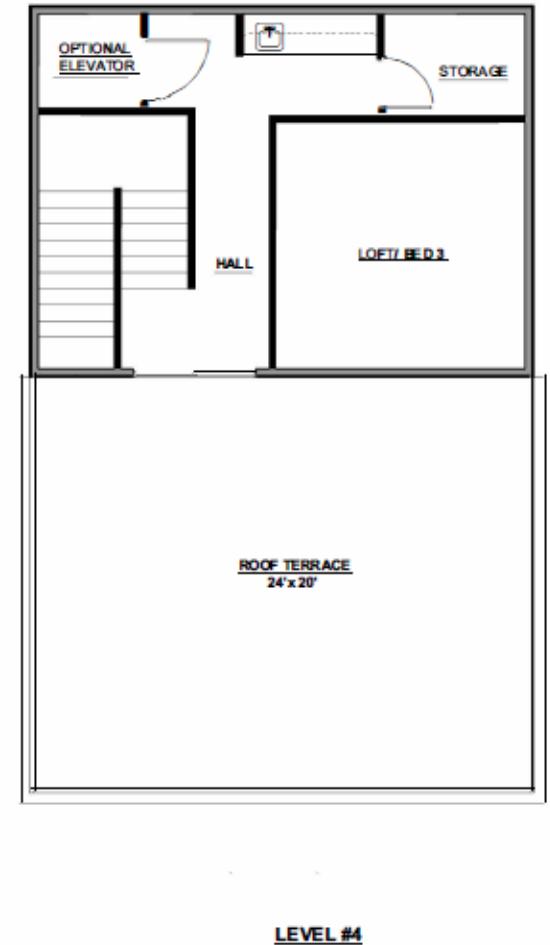
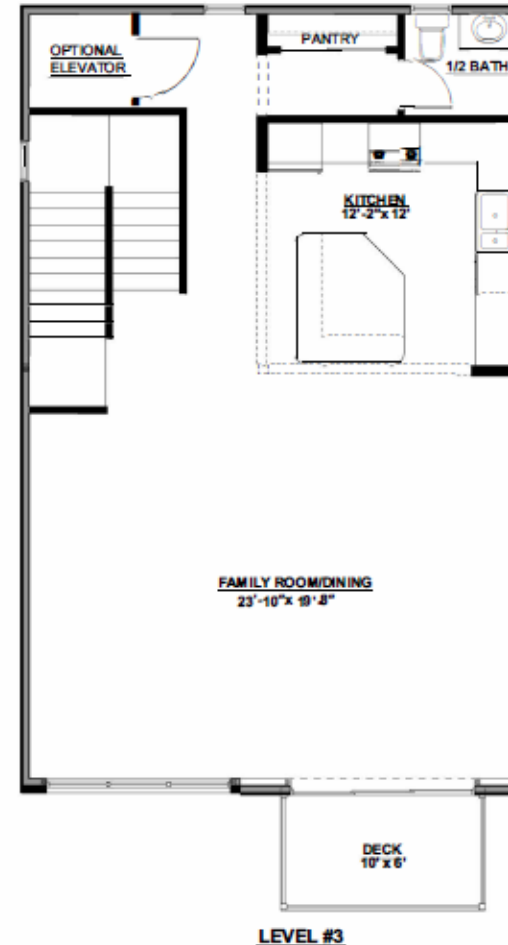
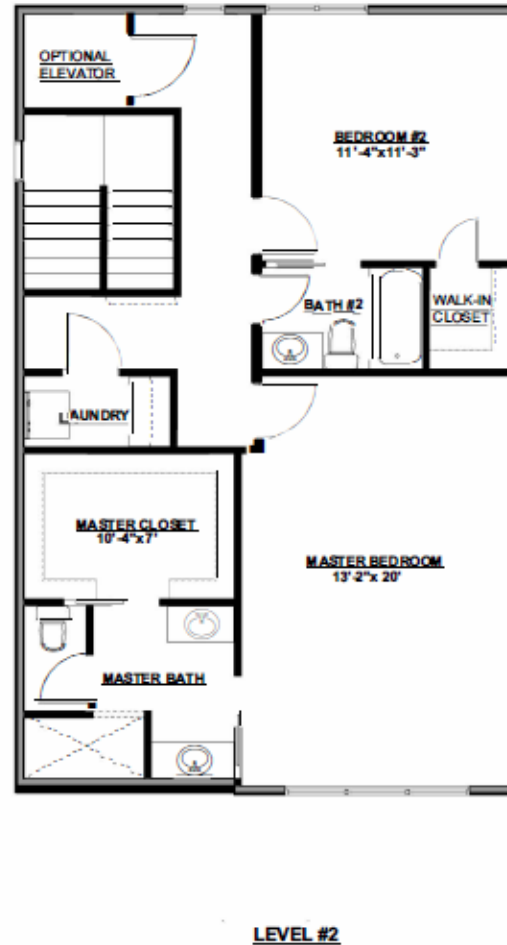
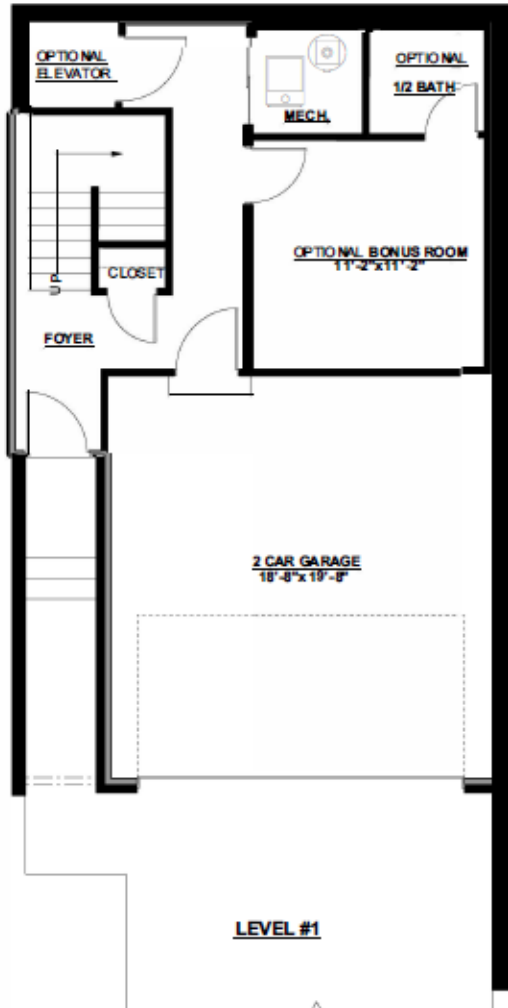
# 1015 O'Fallon Ave (lot 16)

\$550,000

- 2550 finished sq ft (2710 with optional bonus room)
- 3 bedrooms
- 2.5 baths
- 500 sq ft rooftop deck with composite decking, iron rail and gas connection.
- Wet bar on 4<sup>th</sup> floor
- Cantilevered deck on 3<sup>rd</sup> level with access to rear yard with patio on 2<sup>nd</sup> level
- Optional bonus room and half bath (adds 160 finished sq ft)
- Optional four stop elevator (roughed in)

***Under construction  
(available this June)***





1015 O'Fallon Ave (lot 16)

## Features / Specifications



### Exterior

- Pella 450 clad casement windows and patio doors
- Thermatru fiberglass front door with Schlage hardware
- Clopay 2" Modern Steel insulated garage door
- Brick and cement board on front elevation
- Composite decking with iron rail on 3<sup>rd</sup> floor
- Rooftop deck with composite decking and iron rail.
- Patio in rear
- Professional landscaping design and installation

### Mechanical and Electrical

- Rheem Performance 50-gallon direct vent gas hot water heater.
- HVAC and venting
  - Bryant 14 SEER air conditioner
  - Bryant 80k BTU / 92% efficient furnace
  - Outside venting of bathroom fans, laundry and
- 200 amp electric service with circuit for future elevator
- RG6 cable to family room and each bedroom for future TVs

### Interior finishes and features

- Cabinets / vanities with soft close doors / drawers.
- Quartz and granite counters in all kitchens and baths with undermount sinks
- Stainless steel Samsung appliances
- Organized Living closet system in Master bed and Pantry
- 5.25" baseboard and 3" window and door casing (painted).
- Sherwin Williams paint on all walls, ceilings and trim.
- Stained railings with stainless steel insert.
- Stained oak stairs with painted poplar risers and stringers (all levels).
- Heat & Glo 42" modern gas fireplace
- Hardwood flooring in family room, dining and bonus room. Carpet in all bedrooms.
- Tile in all bathrooms, master shower floor / walls and bath tub walls to ceiling.
- Basco custom glass shower door in master bath.
- Schlage interior and exterior door hardware

### Quality Construction

#### Building envelope

- 3/4" tongue & groove LP TopNotch 250 subflooring. Water resistant subfloor that provides a stiffer, stronger, and flatter floor to install flooring
- James Hardie Cement Fiberboard siding with a 30-year warranty.
- Brick with "Flash & Seal" or 6 mil polyethylene used to waterproof the wood framing in contact to the foundation.

#### Roofing and gutters

- Sloped roofs - Certaineed Landmark shingles with limited lifetime warranty against manufacturer's defects and 15-year 110 mph wind-resistance warranty
- Flat roofs - Carlisle EPDM roof (40 Year EPDM material warranty and 10-year water-tightness warranty)
- 6" continuous aluminum gutters with 4" aluminum downspouts directly connected to the city's storm system (not discharged around the home)

#### Foundation

- 30-year waterproofing system on all exterior basement walls
- Minimum 10" x 24" concrete footers with 10" concrete walls. Continuous vertical and horizontal rebar. Creates a stronger foundation than what is required by code.
- Drain tile on inside and outside of foundation walls connected to the development's storm water system
- Approximately (6) cubic feet of 1" wash gravel per lineal foot of foundation wall surrounding the 4" drain tile to allow for penetrating ground water to transfer and be discharged away from the foundation walls.

#### Tile floors and walls

- Schluter Kerdi system in showers. Provides waterproof shower system with straight internal and external corners.
- Schluter Ditra system on floors. Provides uncoupling (protection against cracking in tile) and waterproofing.