

3132 NE 42nd Ave.

High-End Features of this House

Plumbing Fixtures

1. Kitchen Sink Fixture is a **Davoli** Pull-Down Kitchen Faucet - High Spout, made by **California Faucet**. Constructed with **solid brass** components. Authentic Fireclay Farm sink, by **Barclay**. Offering High quality and durability
2. Master Bath Fixtures are **Brizo**, The **Oden** line offers clean lines with all Brass construction. Temperature regulators are on both the shower and tub filler. You can feel the difference in quality in your hands. Adjustable **Grohe** shower heads on both rain shower and hand shower. The all brass diverter allows for both shower heads to operate simultaneously or independently. Luxurious stand alone soaking tub 63" wide and 22" deep.
3. Beautiful black **Pfister**, fixtures main floor with large 32"x 60"x 22" Soaking Tub
4. The basement bathroom is all **Grohe** fixtures and accessories. This is a true luxury third bath with large rain shower.
5. **Reliance** Hybrid **Water Heater** is **3 times more energy efficient** than standard water heaters
6. 100% New **Wirsbo** PEX plumbing, with new sewer lines to street.
7. New automated **sprinkler system** and drip lines in both front and back yards.

Flooring

1. Main floor all original oak with **Mahogany** inlay in living and dining room. New oak flooring in Kitchen area to match.
2. Upper floor is **Castle Bespoke**, Chateau Grade, **4mm thick** top layer. This engineered oak flooring has a sanding life of **3 times**.
3. **Harmony** Luxury Vinyl Flooring with cork padding. This product is **100% waterproof**, excellent for basement floors.

Electric

1. **USB charging** outlets in all bedrooms.
2. Dimmer switches in key areas, with all **Decora** switches
3. All **New Electric wiring** throughout home, **new panel and meter**.
4. Master bedroom has **switched outlets** for table lights.
5. **Dimmable** can lighting on all floors. Two different switched lights for basement assist in TV glare. Also outlet above fireplace for TV.
6. **Outdoor Lighting** with 200amp transformer, enough to do backyard too.
7. Top end **Belt driven** (quiet) garage door opener with **remotes**
8. All three bathrooms have **WhisperQuiet** exhaust fans and **Humidity Sensor** switches.

HVAC

1. New 95% efficient Furnace and A/C, with **Honeywell** Allergen filter.
2. Double insulated Attic area, with **weather stripping** on doors.
3. Full Insulated basement ceiling and bedroom walls (**noise and comfort**)

Kitchen Cabinets

1. Top of the line **Blum glides** in all cabinets
2. Pantry and Garbage accessory inserts by **Rev-A-Shelf**.
3. Local artisan, **Hand crafted** custom cabinets and floating walnut shelves to fit this home by Eric Orange.