



Shane Little 404.861.2701  
www.avenue-realty.com

# 812 Stratford



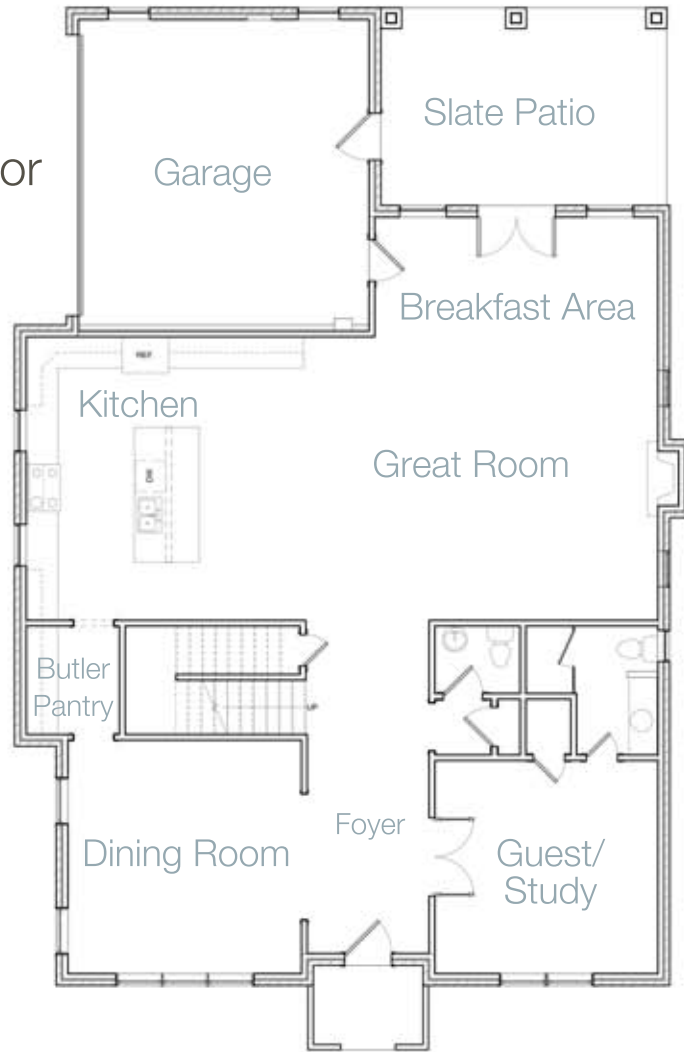
**WALSH**  
DESIGN



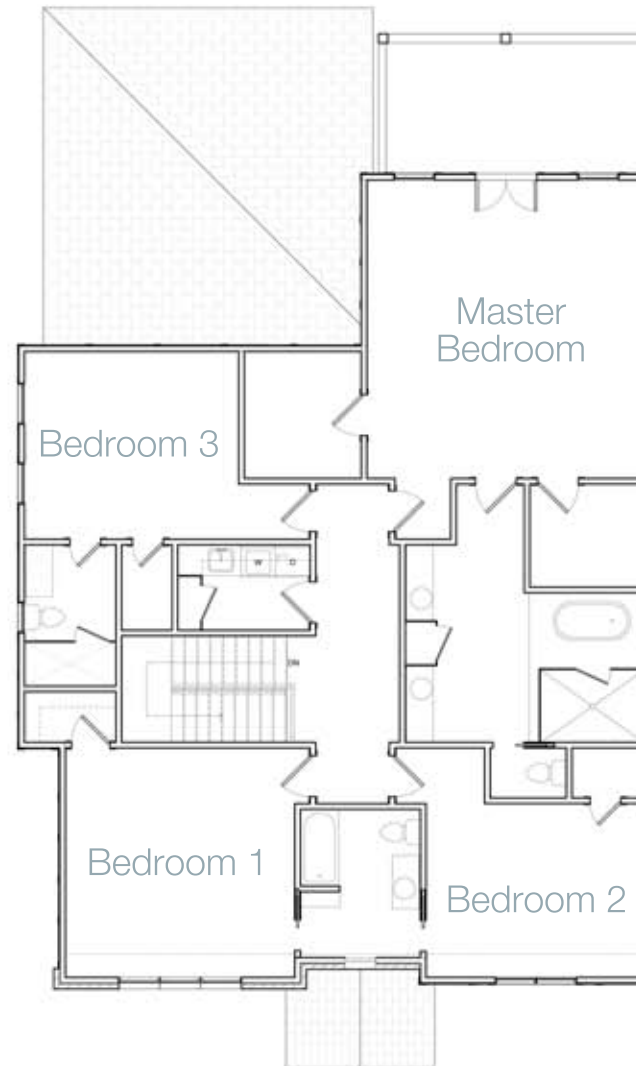
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First Floor



2nd Floor



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DESIGN



## EXTERIOR FEATURES

1. Tudor Style Architecture
2. Partial brick and cementitious siding
3. Lifetime Designer Shingles
4. Rear Patio w/ optional outdoor fireplace
5. Attached two-car garage
6. Double hung low-E windows with tilt-out sashes, decorative sashes in front elevation
7. 5" aluminum gutters w/ round downspouts
8. House wrap for energy efficiency

## INTERIOR FEATURES

1. Handcrafted elements using reclaimed materials
2. 11' ceilings main level. 9' ceilings second level
3. Built-in closet systems in master
4. 7" hardwood floors throughout
5. Wide hallways upstairs with wrought iron or wood pickets and stain grade step treads
6. Granite/quartz counter tops
7. Modern trim package throughout entire home
8. Fold down stair to attic

## GOURMET KITCHEN

1. Top-of-the-line custom cabinetry
2. Built-in Island
3. Pantry
4. Stainless steel under mount sink
5. Granite/quartz counter tops
6. Backsplash
7. Garbage Disposal
8. Ice maker connection
9. High-end stainless steel appliance package

## BATHROOMS

1. Custom designed cabinets
2. Double vanities in master bath
3. Granite/quartz counter tops with vessel sinks
4. White marble master bath
5. Tile surround in secondary shower walls
6. Exhaust fans in all bathrooms
7. Elongated commodes in all baths

## LAUNDRY

1. Clothes dryer stubbed for electric
2. Built-in utility sink

## FLOORING

1. 7" heart pine throughout entire home
2. Tile in secondary bathrooms
3. Marble tile in master bathroom
4. Tile in laundry room

## PLUMBING

1. Delta plumbing fixtures
2. High output tankless water heater
3. (2) outdoor spigots

## ELECTRICAL

1. Interior outlets and switches located per code, with cover plates
2. Extensive recessed lighting throughout house
3. Modern fixtures throughout
4. Cable TV jacks in all bedrooms, study, family room
5. Exterior outlets located per code
6. Smoke detectors installed per code
7. Four flood lights

## HVAC

1. High efficiency heating and cooling systems
2. Digital thermostats
3. Individual air returns for each room for efficiency

## LANDSCAPING

1. Sodded front, side, and back yard along with a combination of in-season flowers and plants

## WARRANTY

1. One year full warranty
2. 2-10 home warranty





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