

# Sterling Homes Corporation

“The Official Standard of Excellence”

## Outstanding Features at 6118 Buffalo Speedway, West University

5 Bedroom, 4 Full baths, 2 Powder Rooms Downstairs, Mud Room, Large Family Room, Kitchen with Breakfast Area, Library, Formal Living and Dining Room, 1 Powder Room Upstairs, TV/Computer Room Upstairs

- \*Rich, mahogany-stained beveled glass entry door
  - \*Coach lights
  - \*Stucco exterior
- \*Hardwoods downstairs and Both Stairways and hallways upstairs
  - \*Beautiful chandeliers in dining room and formal living room
- \* Two Breathtaking ornamental staircases with iron spindles and oak hand rails
  - \*Decorative art niches
  - \*Rounded drywall corners
  - \*12" base with elaborate crown moulding
  - \*High quality carpeting upstairs in bedrooms
- \*Beautiful direct vent/cast stone fireplace with gas logs in Family and Master
  - \*Dual French doors in Family Room to Porch
- \*Custom built shelves and Floor to ceiling wood paneling in Library
  - \*Multi-optional surround sound package in family room, master
  - \*Future Elevator Space allowed
- \*Featuring high ceilings with second story vaulted ceilings in master bedroom, and game room
  - \*Solid granite counter tops in Kitchen, and large travertine tiles in Kitchen floor
  - \*Custom built fall overlay Maple Kitchen cabinets with glass inserts
- \*Stainless Steel Thermador Appliance package with double convection ovens, 36" 5 burner cook top, warming drawer, ice maker, wine cooler and dual dishwashers
  - \*Recessed lighting in kitchen work area with separate lights over sink
  - \*Under cabinet lighting in kitchen
  - \*Butler's pantry with granite counter top and glass cabinet doors
  - \*Gourmet stainless steel 3 divided kitchen sink
- \*Granite Island with cooktop and additional Vegetable Sink with disposal
- Granite vanity with porcelain drop in bowls in all full baths and 2 powderrooms
  - \*Luxurious oversized whirlpool bath with granite surround in master suite
  - \*Decorative frameless glass shower enclosure in master bath

- \*Elongated toilets in all bathrooms
- \*Upgraded plumbing fixtures
- \*Large closets and abundant storage areas
- \*Upstairs utility room with sink
- \*Ceramic tile flooring in utility room with electric and gas w/d connections
- \*Professionally designed with decorative colors
- \*Dual Trane 7-ton A.C. units
- \*Smoke detectors with battery backup throughout home
- \*Insulated double pane windows
- \*Burglar resistant double locks on all windows
- \*Single cylinder deadbolt locks on exterior doors
- \*Smart House operations for complete home automation including control of: Lighting, HVAC, Entertainment System, Security System
- \*Security system and surveillance cameras
- \* Water & Air purification System
- \*Seamless aluminum guttering and down spouts
- \*Covered porches in Front and Rear with gas hook ups in rear for summer kitchen
- \* Approximately 5,128 square feet

**\$1,350,000.00**

The information contained herein is subject to errors, omissions, change of price, and other terms prior to sale or withdrawal without notice. Square footages are approximate.

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