

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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