



414 TX AVE. KEY FEATURES



Exterior:

- Fully Bricked
- One Story, 30X75 Ft. Lot
- 2165 Square Ft.
- 3 FULL car garage
- Exterior side door from garage to yard with concrete pad
- Plywood exterior walls, MI storm grade windows, energy-efficient HVAC
- Sloped back patio for better drainage
- Brand new fencing with nicer side of paneling facing the home.
- Holiday Ready! Pre-wired soffit lighting ready on a separate switch
- Energy-Efficient Construction – well-insulated walls, attic, and windows keep utility bills low. ALL exterior and interior penetrations are sealed
- Concrete Foundation – engineered and built for stability and durability. Soil stabilization completed before foundation placement to prevent higher than normal settlement
- Engineered Slab & Pad Compaction – prevents settling and adds long-term durability.
- Upgraded Framing Techniques – straighter walls, fewer squeaks, and stronger support.
- FULL exterior Plywood
- High-Quality Roofing System – long-lasting shingles, ridge vents, and proper underlayment for ice and rain
- Moisture & Pest Protection – house wrap, treated lumber, and sealed penetrations.
- Sewer System - Sewer grinder pump to ensure optimal flow to the city to prevent back-ups
- Tech shield

Entry:

- Solid Wood and Flemish Glass Front Door 42 in. wide
- Wide and welcoming foyer
- White Oak luxury vinyl plank
- Tray ceiling

Living Area:

- Continued luxury vinyl
- Gorgeous fixed panel glass windows letting in abundant Natural Light – bright, airy, and inviting atmosphere
- Open Concept
- Tray ceiling
- Data area for tv
- Space for electric fireplace or entertainment center
- Fabulous entertaining area

Kitchen and Dining Areas:

- Walnut Stained Contrasting Island room for many barchairs
- Walk-in pantry, 8ft door with frosted glass
- Beautiful trending colors
- LED under cabinet lighting
- Quartz countertops & rustic brick style tile backsplash
- Beautiful gold accent pendant lighting
- Brushed Bronze hardware
- Plenty of cabinet space and room for overhead decor
- Countertop mounted garbage disposal button
- Appliances – Smooth glass top range with microwave above & built in exhaust ventilation system to the exterior, Quiet dishwasher
- Back patio door with full lite glass

Primary Suite:

Secondary Bedrooms:

- TV & electrical data ready
- Quality carpet and ½ in. padding
- walk-in closets
- Modern Ceiling fans
- Jack and Jill bath between

Secondary Bathrooms:

- ALL tile porcelain for durability and water resistance
- Spacious Powder Room just off the entrance to the garage
- Ideal Jack n Jill bathroom between 2 secondary bedrooms
- Niche in shower/tub, tile all the way to the ceiling
- porcelain tile
- Brushed bronze hardware
- Soft close cabinetry

- TV & electrical data ready. Modern fan with multi-light remote and Extra switch. Gorgeous view of back yard with tons of natural light. Tray Ceiling.
- Primary Bath: Double doors with magnet soft close. Porcelain tile flooring. Dual sinks and plenty of Tall counter top space. Soft close cabinets, Brushed bronze hardware. Large linen closet with shelves. Spacious shower with niche area, large bench and gorgeous transom window letting in natural light and glimpses of tops of the trees next door. Full length dressing mirror & framed with a door behind for possible door entry to garage or added room.
- Huge primary closet with lots of rods as well as shelves. There is even an extra switch to add lighting in the shelves.

Extras:

- Energy Star Compliant
- 9 and 10 ft. ceilings
- large linen closets, Wide door openings, lots of storage space
- Decked attic for great storage and plenty of standing headroom and walking space as well
- Oversized Garage, space for 3 vehicles, tools, or hobbies.
- Tech Shield
- MUD Area or Niche for Catch Alls/Furniture
- Smart Home features – thermostat, security, data in every bedroom, prewired smart panel
- Modern Plumbing & Electrical Systems – built to current codes for safety and efficiency. High end name branded fixtures.
- Great Location – near schools, parks, shopping, or major highways.
- No HOA