

415 NE 1st Terrace The Douglass G

Features:

- 2527 Square feet – 3 Bedrooms
- 298 sf Penthouse and 312 sf Rooftop Balcony
- 112 sf Enclosed Office/Flex Space
- Elegant 10 ft ceilings with Crown Molding
- 8-foot Solid Core Interior Doors
- Stainmaster carpet with premium stain and soil resistance on Second Floor
- Custom Hardwood Cabinets
- Walk In Pantry
- KitchenAid Stainless Steel Appliances – 36” Gas 6 Burner Dual Fuel Range with Commercial Style Hood, Dishwasher, Microwave and 20 Cu. Ft. French Door Counter Depth Refrigerator
- Granite or Quartz Countertops
- Kohler Plumbing Fixtures & Faucets
- Luxury Jetta 20” Deep Bathtubs – Jetta Air Massage Master Bathtub
- Frameless Glass Shower Door in Master Bath
- 5” Character Grade Oak Hardwood Floor
- Atrium Stairwell with Skylight and Stained Hardwood Treads and Painted Risers
- Spacious linen Closet
- Laundry room with utility sink suitable for Full Size Washer and Dryer
- Pella Proline Double Hung Windows with Energy Star Rating and InsulShield Energy Saving Technology
- Automatic Fire Sprinkler System and Fire Walls between homes
- R19 Insulated Walls
- HOA dues cover all exterior maintenance
- Security System
- Two Car Garage with Liftmaster 8500 Automatic Opener with MyQ Control from your cell phone
- Brick or Stone Front Exterior
- Masonry and LP Smart Siding with 25 yr warranty on back and east exterior
- Solid African Mahogany Entry Door with Beveled Glass and Emtek Door Hardware
- Geothermal Heat & Air Systems with Geothermal Hot Water Preheat System

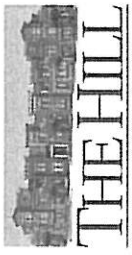
Sales Price \$740,000

Upgrades available at additional cost:

- Wine Cooler
- Underground Safe Room
- Custom Closets
- Epoxy Coated Garage Floor

View our website at www.thehillokc.com

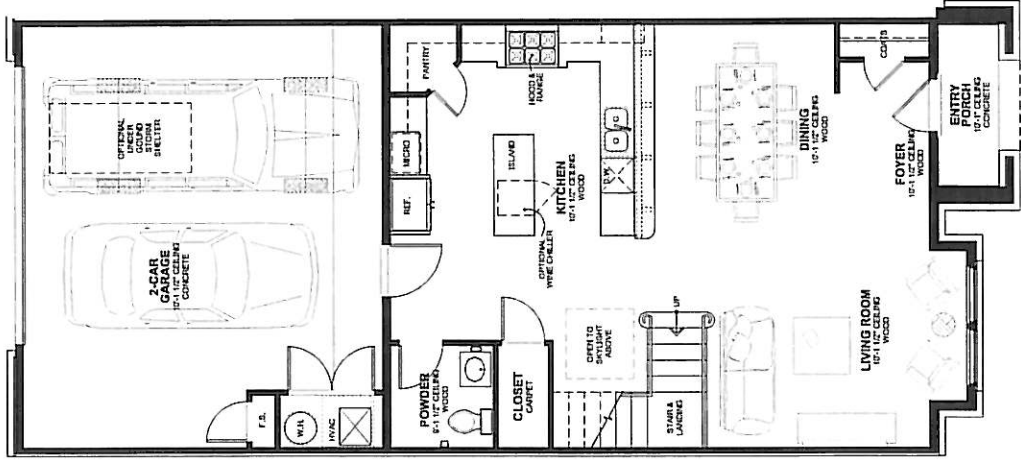
For sales information call 405-228-1099
Matt Marcacci - First Source Real Estate



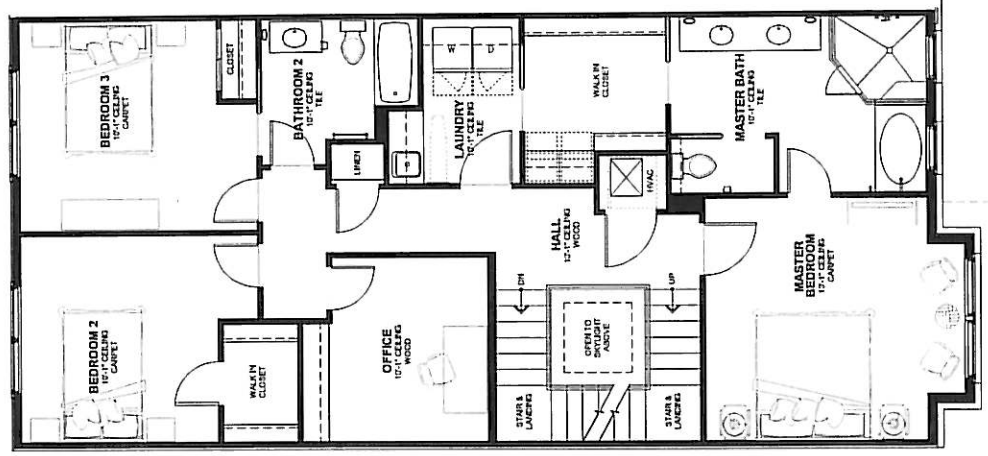
Bricktown City's Best Urban Living Experience

415 N.E. 1st Terrace
DOUGLASS - G
 (DS-G)
 UNIT 74

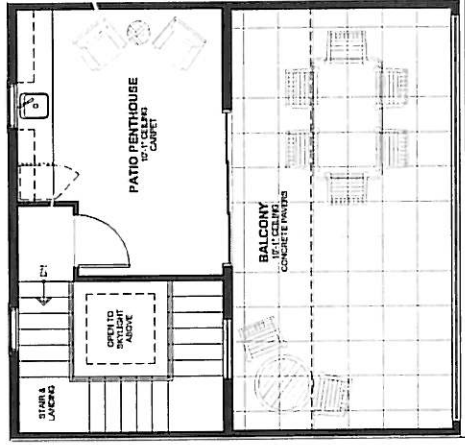
DOUGLASS - G SQUARE FOOT SUMMARY	
LEVEL 1 AREA	846
LEVEL 2 AREA	1,354
LEVEL 3 AREA	298
TOTAL CONDITIONED AREA	2,527
GARAGE AREA	549
ENTRY PORCH AREA	56
BALCONY	341
TOTAL GROSS AREA	3,444



DOUGLASS - G
 FIRST FLOOR PLAN
 Scale: 3/32" = 1'-0"
 0 4' 8'



DOUGLASS - G
 SECOND FLOOR PLAN
 Scale: 3/32" = 1'-0"
 0 4' 8'



DOUGLASS - G
 THIRD FLOOR PLAN
 Scale: 3/32" = 1'-0"
 0 4' 8'

Current as of 09/13/16 subject to revision

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