



## 416 NE 1st Terrace Dunbar 5A - End

### Features:

- 2571 Square feet – 3 Bedrooms
- Private Interior Elevator  
Corner Balcony off Great Room  
Walk In Saferoom in Garage  
Fireplace in Great Room  
Large Kitchen Island  
Breakfast Bar in Kitchen  
Elegant 10 ft ceilings with Crown Moldings  
8 foot Solid Core Interior Doors  
Stainmaster carpet with premium stain and soil resistance on Third Floor  
Custom Hardwood Cabinets  
Walk In Pantry  
KitchenAid Stainless Steel Appliances – 36” Gas 6 Burner Dual Fuel Cooktop with Commercial Style Hood, Dual Fan Convection Wall Oven, Dishwasher, 20 Cu. Ft. French Door Counter Depth Refrigerator, Microwave and Wine Cooler  
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  
Oversized Master Shower with Frameless Glass Door  
5 inch Character Grade Oak Hardwood Floors  
Atrium Stairwell with Skylight, Stained Hardwood Treads and Painted Risers  
Spacious Master Closet  
Large 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 townhomes  
R19 Insulated Walls  
HOA dues cover all exterior maintenance  
Security System  
Three Car Garage With Insulated Doors and Liftmaster 8500 with MyQ Control from your cell phone  
Brick or Stone and Veneer Front Exteriors  
Masonry and LP Smart Siding with 25 yr Warranty on Back Exteriors  
Solid African Mahogany Entry Door with Beveled Glass  
and Emtek Door Hardware  
Geothermal Heat & Air Systems with Geothermal Hot Water Preheat System

**Sales Price \$ 810,000**

### Upgrades available at additional cost:

- Custom Closets
- Epoxy Coated Garage Floor

*View our website at [www.thehillok.com](http://www.thehillok.com)  
For sales information call 405-228-1099  
Matt Marcacci - First Source Real Estate*

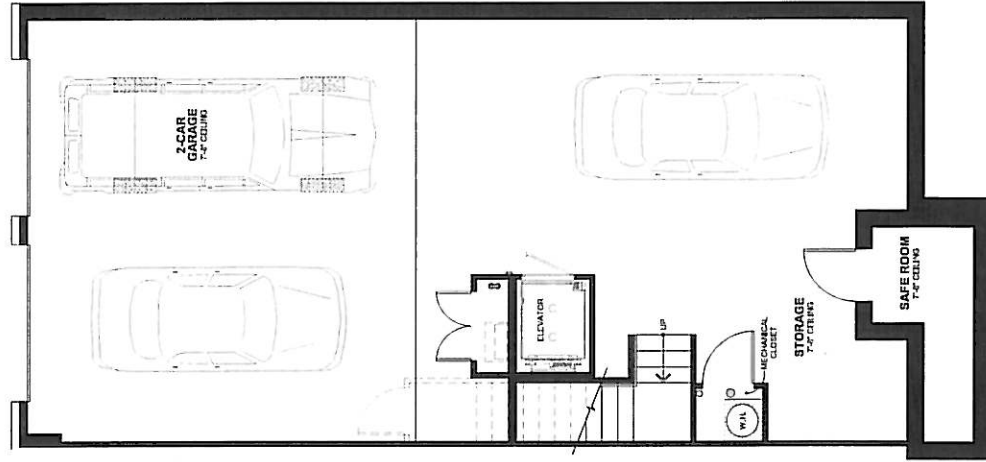
**\*\*All information subject to change**

# 65 TW 11/7/2016

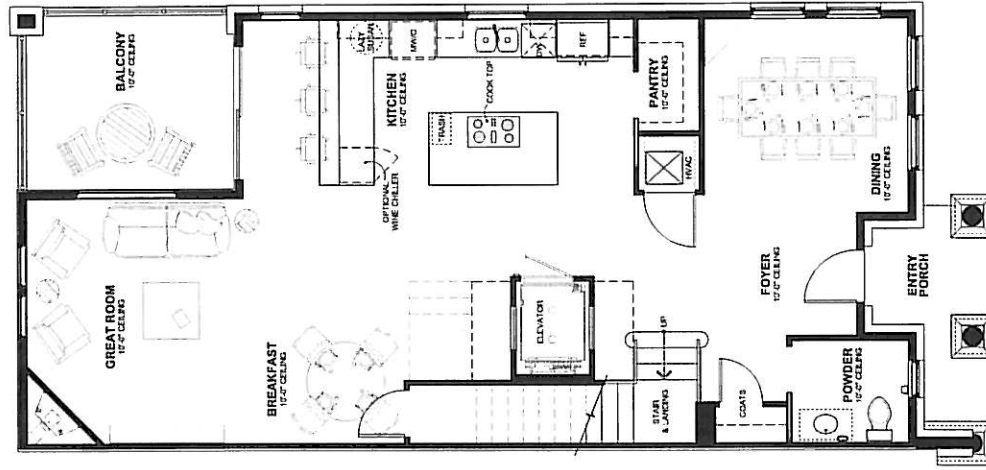


416 N.E. 1st TER.  
**DUNBAR - 5A - END**  
 (DR-5A)  
 UNIT 65

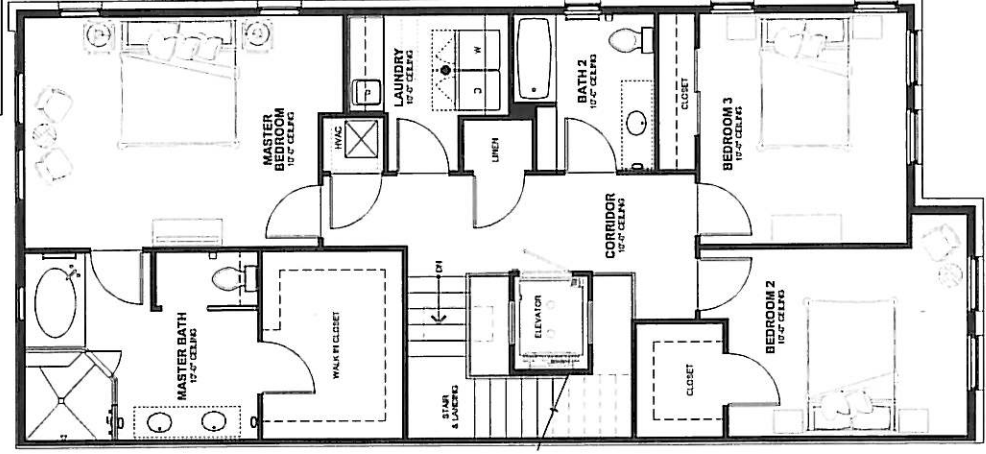
DUNBAR - 5A - END SQUARE FOOT SUMMARY	
LEVEL 2 AREA	1,199
LEVEL 3 AREA	1,373
TOTAL CONDITIONED AREA	2,571
LEVEL 1 AREA	1,411
ENTRY PORCH AREA	72
BALCONY	133
TOTAL GROSS AREA	4,107



**DUNBAR - 5A - END**  
 FIRST FLOOR PLAN  
 Scale: 3/32" = 1'-0"



**DUNBAR - 5A - END**  
 SECOND FLOOR PLAN  
 Scale: 3/32" = 1'-0"



**DUNBAR - 5A - END**  
 SECOND FLOOR PLAN  
 Scale: 3/32" = 1'-0"