



## **419 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**

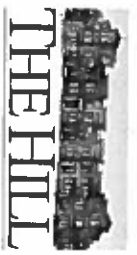
**Sales Price \$740,000**

### **Upgrades available at additional cost:**

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

*View our website at [www.thehillokc.com](http://www.thehillokc.com)*

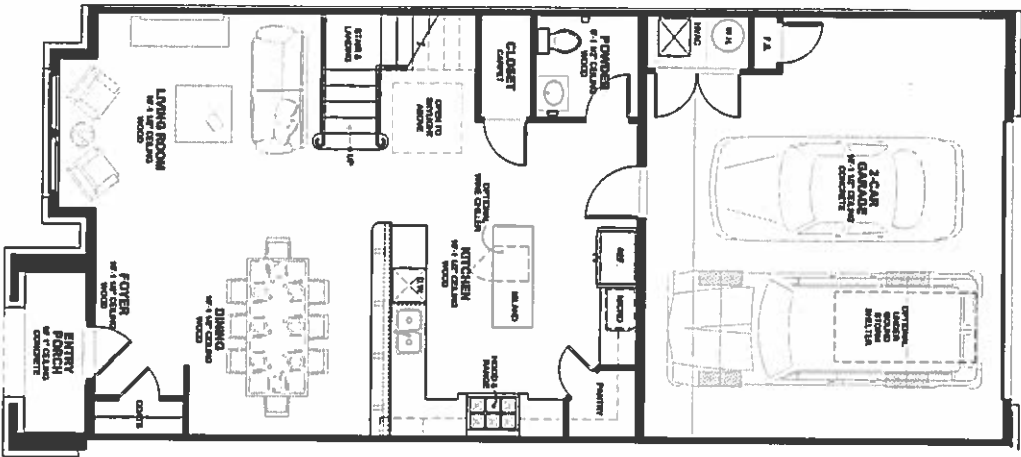
*For sales information call 405-228-1099  
Matt Marcacci - First Source Real Estate*



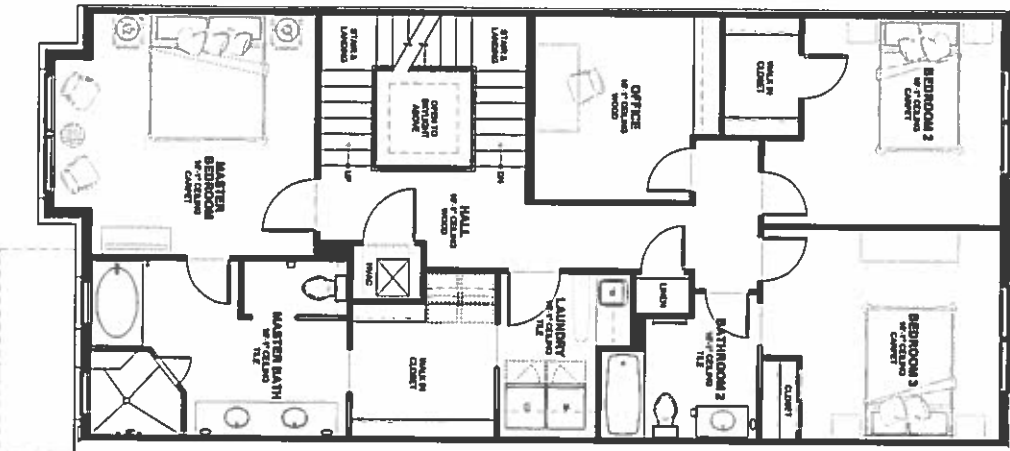
419 N.E. 1st St.  
 (DS-G)  
 UNIT 76

# DOUGLASS - G

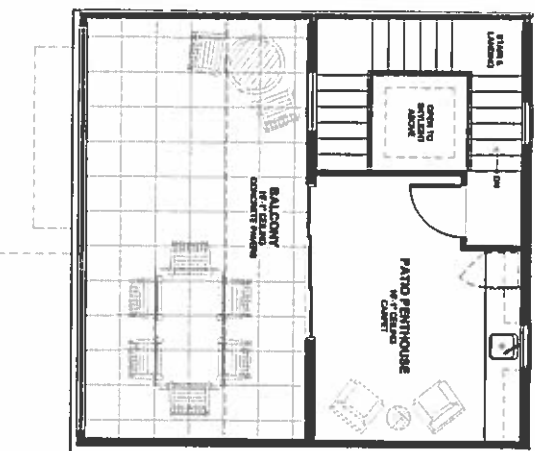
DOUGLASS - G SQUARE FOOT SUMMARY	
LEVEL 1 AREA	648
LEVEL 2 AREA	1,354
LEVEL 3 AREA	288
TOTAL CONDITIONED AREA	2,290
GARAGE AREA	548
ENTRY PORCH AREA	96
BALCONY	341
TOTAL GROSS AREA	3,444



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



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



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

Current as of 10/13/15 subject to revision

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