



## 422 NE 1st Terrace Dunbar 2A

### Features:

- 2561 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 \$ 780,000

### Upgrades available at additional cost:

- 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

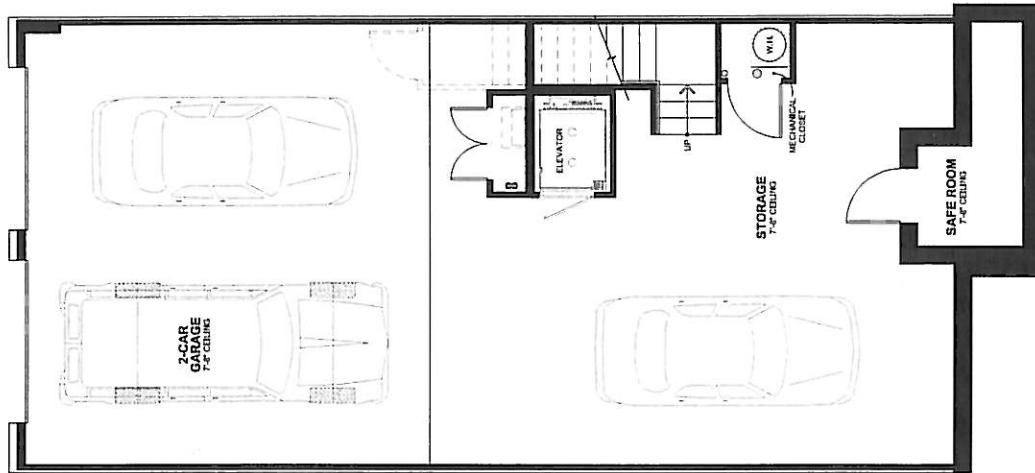
\*\*All information subject to change

# 68 TW 11/7/2016

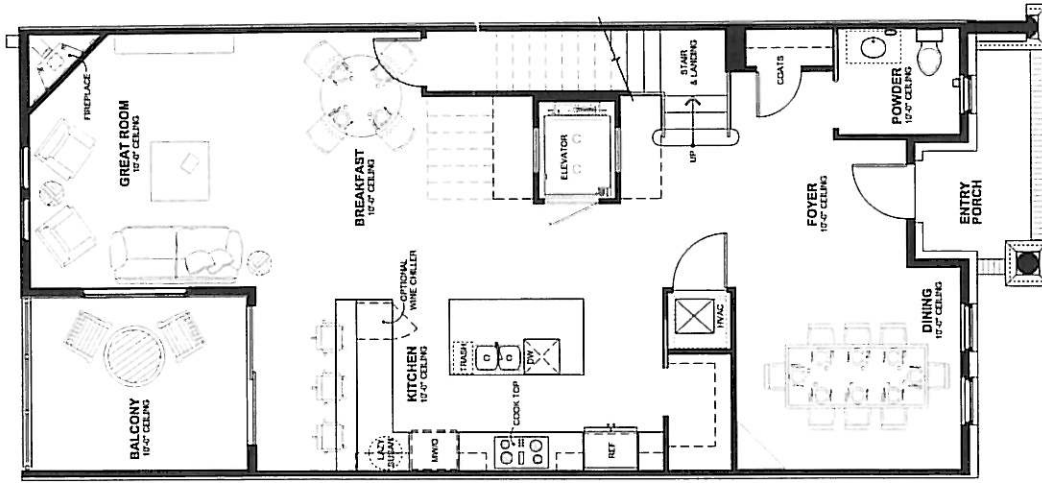


422 N.E. 1st TER.  
**DUNBAR - 2A**  
 (DR-2A)  
 UNIT 68

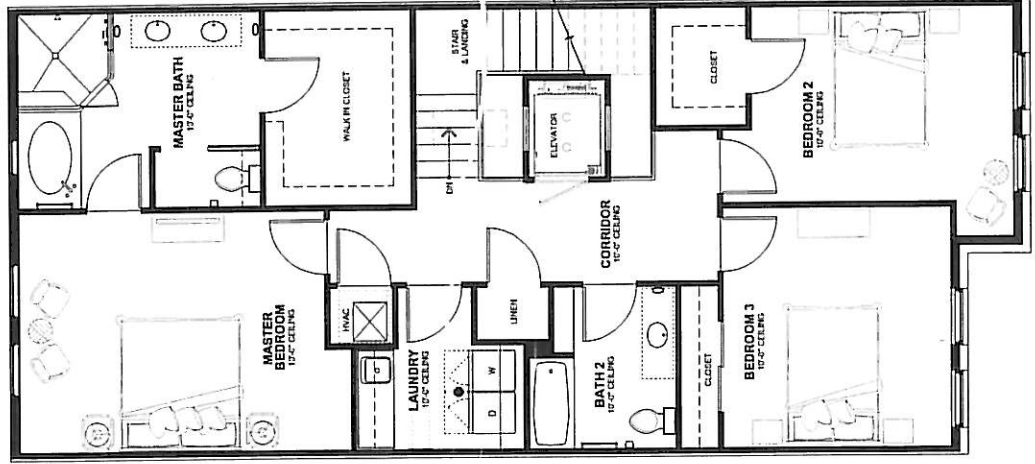
DUNBAR - 2A SQUARE FOOT SUMMARY	
LEVEL 2 AREA	1,196
LEVEL 3 AREA	1,365
TOTAL CONDITIONED AREA	2,561
LEVEL 1 AREA	1,404
ENTRY PORCH AREA	69
BALCONY	127
TOTAL GROSS AREA	4,161



**DUNBAR - 2A**  
 FIRST FLOOR PLAN  
 Scale: 3/32" = 1'-0"  
 0 4' 8"



**DUNBAR - 2A**  
 SECOND FLOOR PLAN  
 Scale: 3/32" = 1'-0"  
 0 4' 8"



**DUNBAR - 2A**  
 SECOND FLOOR PLAN  
 Scale: 3/32" = 1'-0"  
 0 4' 8"