



THE HILL
AT BRICKTOWN

423 NE 1st Terrace The Douglass F – East End

Features:

- 2145 Square feet – 3 Bedrooms
- Elegant 10 ft ceilings with Crown Molding
- 8-foot Solid Core Interior Doors
- Corner Balcony off Master Bedroom
- Office/ Flex Space
- 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, Brick, Stone and Siding East 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 \$640,000

Upgrades available at additional cost:

- Wine Cooler
- Underground Safe Room
- Custom Closets
- Epoxy Coated Garage Floor
- Optional Stained Stair Risers \$2500

View our website at www.thehillokc.com

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

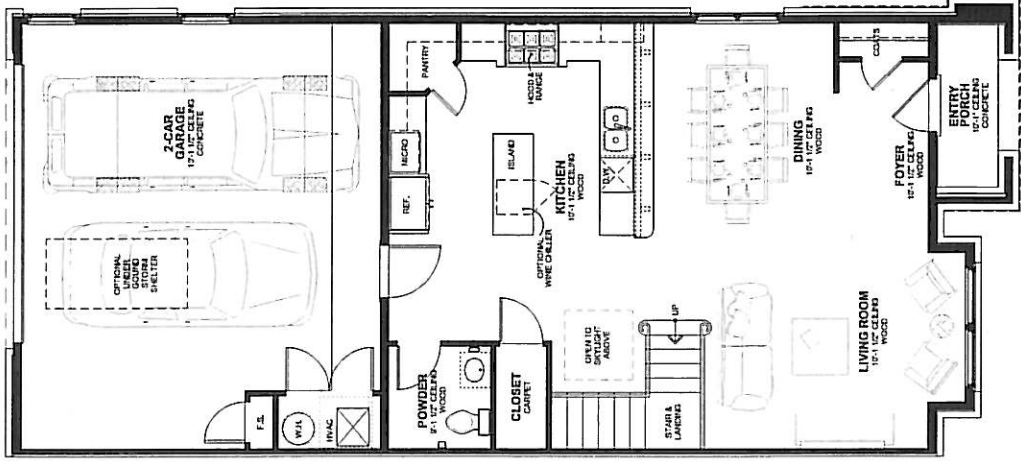


Bricktown a City's Best Urban Living Experience

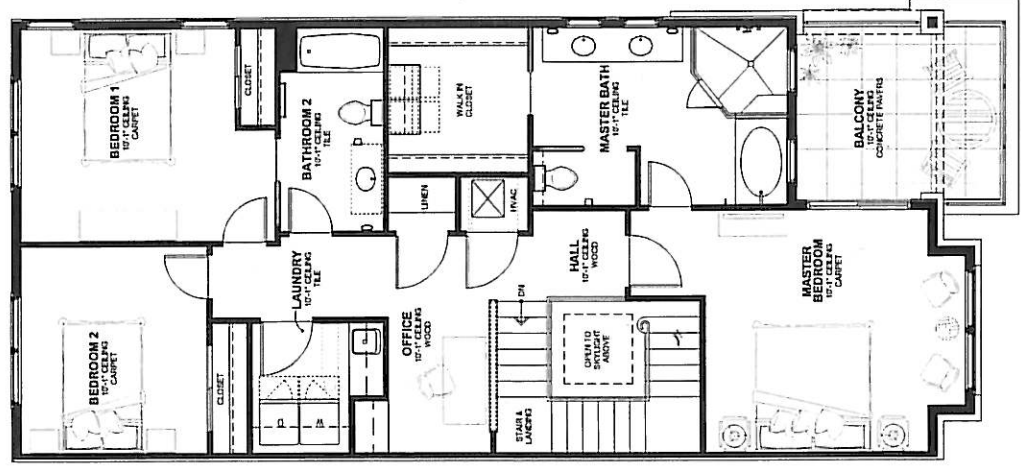
423 N.E. 1st Terrace

DOUGLASS - F - EAST (DS-F-EAST) UNIT 78

DOUGLASS - F - EAST SQUARE FOOT SUMMARY	
LEVEL 1 AREA	882
LEVEL 2 AREA	1,283
TOTAL CONDITIONED AREA	2,145
GARAGE AREA	559
ENTRY PORCH AREA	57
BALCONY	147
TOTAL GROSS AREA	2,908



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



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