



## 426 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 \$ 795,000**

### Upgrades available at additional cost:

- Custom Closets
- Epoxy Coated Garage Floor

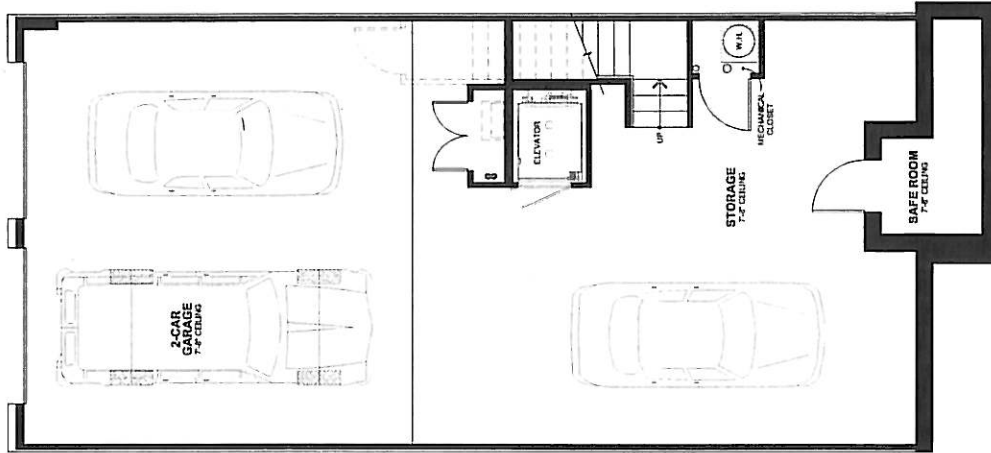
*View our website at [www.thehillokc.com](http://www.thehillokc.com)  
For sales information call 405-228-1099  
Matt Marcacci - First Source Real Estate*

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

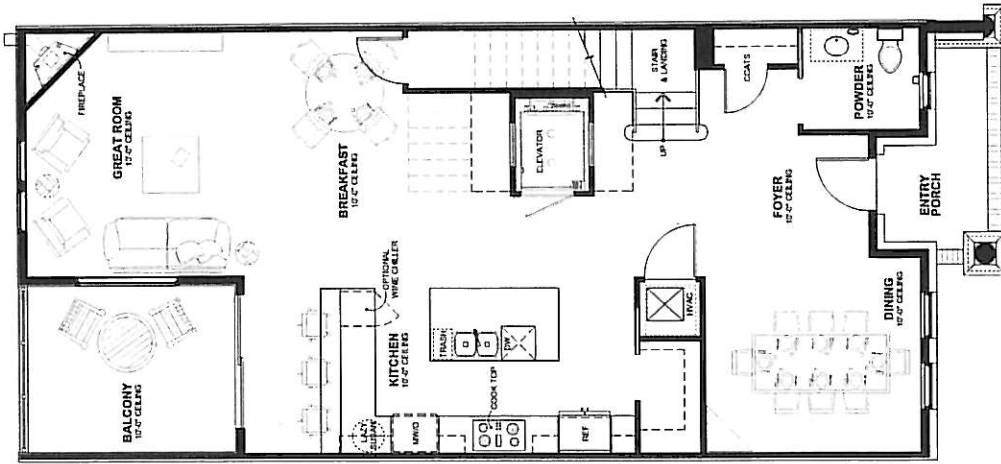


426 N.E. 1st TER.  
**DUNBAR - 2A**  
 (DR-2A)  
 UNIT 70

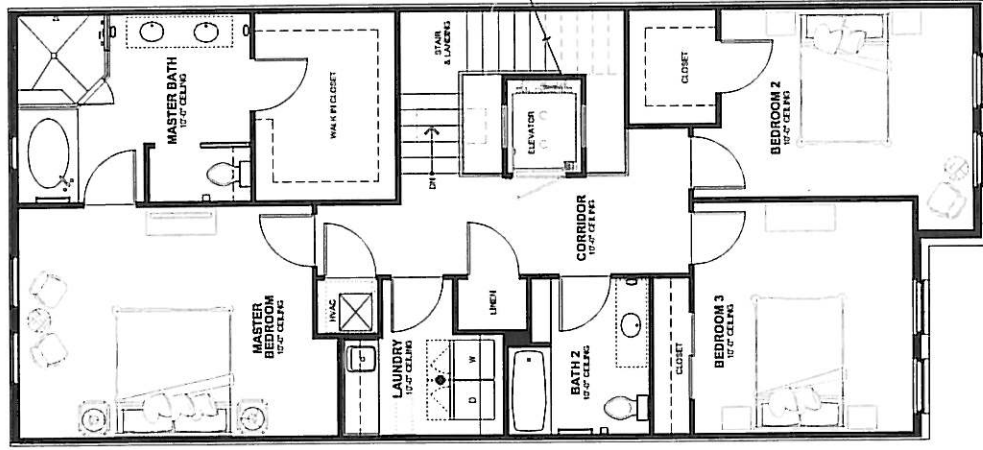
| DUNBAR - 2A<br>SQUARE FOOT SUMMARY |       |
|------------------------------------|-------|
| LEVEL 2 AREA                       | 1,196 |
| LEVEL 3 AREA                       | 1,365 |
| TOTAL CONDITIONED AREA             | 2,561 |
| LEVEL 1 AREA                       | 1,404 |
| ENTRY PORCH AREA                   | 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'