

407 Collins Ave, Cincinnati 45202

Specifications and Features Overview

Overview

- ~2500 finished square feet
- 405 sq ft rooftop deck accessible via custom spiral staircase
- Smart home package
- Two car garage
- 3 beds
- 2 full baths & 1 half bath
- Second floor full laundry
- Open floor plan with large eat at counter in kitchen.
- Hardwood flooring with hardwood stairs and custom railings.
- Urban garden with firepit, raised planting beds and modern fencing
- Concrete patio in rear with access from master bed and/or kitchen
- Oversized master suite.
- LEED Gold certification with 15 year tax abatement. \$562,000 abated value saves over \$1,000 a month.
- Located ~3 miles from downtown, 4 miles to Hyde Park and 2 miles to Columbia Tusculum / Mt Lookout
- Perry Bush designed

Interior Finishes

- Custom finishes and professional design throughout.
- Custom pantry and master closet shelving
- Cabinets / vanities with soft close doors / drawers.
- Quartz counters in all kitchens and baths
- Stainless steel KitchenAid
- Custom closet system in master closet.
- 5.25" baseboard and 3" window and door casing (painted).
- Sherwin Williams paint on all walls, ceilings and trim.
- Stained railings with stainless tubular inserts.
- Stained oak stairs with painted poplar risers and stringers (all levels).
- Grohe and Kohler plumbing finishes
- Tile in all bathrooms, master shower floor / walls and bath tub walls to ceiling.
- Basco custom glass shower door in master bath.

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Exterior

- Professional landscaping design and installation
- Rooftop deck with removable Carlisle rubber pavers
- Speakers run to back patio and rooftop deck

Smart Home, Networking and Audio

- HouseWise Wi-Fi accessible programmable thermostat
- Rheem hybrid hot water heater with Wi-Fi accessibility
- Liftmaster 8550W with backup batter and Wi-Fi accessibility
- Video doorbell at front door allows you to answer the door remotely.
- Ethernet cable run to each floor for dedicated wireless network by floor
- RG6 cable for tv to all bedrooms and family room.
- Alarm system with cellular service and exterior cameras.
- Speakers installed in ceiling of family room, back patio and rooftop deck (run to family room).

Energy Efficiency, Air Quality and Water Conservation

- Andersen 400 series casement windows with with energy efficient glass
- Andersen 200 series Narroline patio doors with energy efficient glass
- Clopay 2" Modern Steel 2" insulated garage door with Liftmaster 8550 garage door opener with battery backup and wifi accessibility to control from your smart phone or tablet.
- High R-value insulation throughout (R-19 insulation in exterior walls, ceilings with R-50 blown insulation and R-30 over garage)
- Rheem 50-gallon hybrid hot water heater. Programmable with wifi accessibility. Heats water 33% faster and reduces energy costs by ~\$340 annually compared to a standard 50-gallon electric model.
- HVAC and venting
 - Bryant 14 SEER air conditioner
 - Bryant 2 stage / 96% efficient furnace
 - Homewise programmable thermostats with wifi accessibility and humidistat
 - Healthclimate Merv 13 media filter.
 - Soler & Palau Exhaust Fans PCI 110 continuous run 2 speed
 - Outside venting of bathroom fans, laundry and cooktop (standard 6" vent)
 - Cold air returns in each bedroom an in all common rooms. All vents and returns in sheet metal (not run through the stud cavities). Both items significantly improve the effectiveness of the unit.
- Kohler toilets with 1.1 gallon per flush
- Water efficient bath and shower fixtures.

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Quality Construction

- Building envelope
 - 3/4" tongue & groove Advantech plywood Advantech adhesive. Provides a stiffer, stronger, and flatter floor to install flooring.
 - Upgraded house wrap. Superior water holdout, breathability, tear strength, surfactant resistance and UV protection.
 - James Hardie Cement Fiberboard siding with a 30-year warranty.
 - Brick with "Flash & Seal" or 6 mil polyethylene shall be used to waterproof the wood framing in contact to the foundation.
 - 2x6 exterior walls
- Roofing and gutters
 - Sloped roofs - Certaineed Landmark shingles with limited lifetime warranty against manufacturer's defects and 15-year 110 mph wind-resistance warranty
 - Flat roofs - Carlisle EPDM roof (40 Year EPDM material warranty and 10-year water-tightness warranty)
 - 6" continuous aluminum gutters with 4" aluminum downspouts directly connected to the city's storm system (not discharged around the home)
- Foundation
 - 30-year waterproofing system on all exterior basement walls
 - Minimum 10" x 24" concrete footers with 10" concrete walls. Continuous vertical and horizontal rebar. Creates a stronger foundation than what is required by code.
 - Drain tile on inside and outside of foundation walls
 - Approximately (6) cubic feet of 1" wash gravel per lineal foot of foundation wall surrounding the 4" drain tile to allow for penetrating ground water to transfer and be discharged away from the foundation walls.
- Tile floors and walls
 - Schluter Kerdi system in showers. Provides guaranteed waterproof shower system with straight internal and external corners.
 - Schluter Ditra system on floors. Provides guaranteed uncoupling (prevents cracking in tile) and waterproofing.

WARRANTY

- Twelve-month home inspection and walk through with construction project manager
- One year warranty per Cincinnati HBA standards
- Extended manufacturers warranties throughout