



2,000 SQFT | 3 BEDROOMS | 3.5 BATHS

STAND OUT FEATURES

EXTERIOR

- James Hardie Siding
- Metal roof accent
- Fully sodded lawn with multi-zone Irrigation System
- Oversized screened porch with ceiling fan/light fixture
- Side access door to garage

INTERIOR

- Stunning 2-story ceiling & wainscoting in Foyer
- Built-in banquette seating in Nook
- Formal Dining Room/Office features a cedar beam in the cased opening
- Laundry Chute from 2nd floor to 1st floor Laundry Room

KITCHEN

- 42" maple cabinets in a variety of paints & stains with soft close doors & drawers
- Tile back splash with under cabinet lighting
- Granite countertops
- Whirlpool Stainless Steel Appliance Package: electric cooktop with range hood, dishwasher, wall oven & microwave combo
- Stainless steel farmhouse sink plus a huge corner closet pantry
- Large 8' granite eat-in island with decorative post legs

MASTER SUITE

- Located on the 1st Floor
- Presidential ceiling with ambient rope lighting
- Dual Walk-In closets with barn doors
- Stunning Master bath upgrade option available!

MASTER BATH

- Tiled master bath shower with mosaic accent strip, bench seat and storage niches
- Dual shower heads include a handheld & stationary
- Drop-in tub with tile surround and privacy glass window
- Dual sink vanity with coordinating framed mirrors
- Toilet in separate water closet for privacy

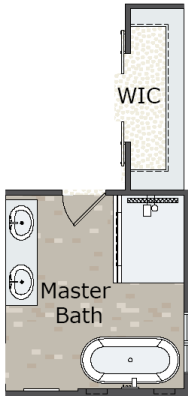
RIPTIDE EXTRAS

- Multiple fireplace options from which to choose!
- Hardwood floors throughout the main living spaces
- Lyric Alarm & Comfort System that can be controlled via app!
- Navien Tankless Gas Water Heater
- HERS Certified by RESNET for energy efficiency!
- 7 1/4" baseboards throughout plus 3 1/4" door and window casings with custom window sills!

THE ARLINGTON

2,000 SQ. FT.

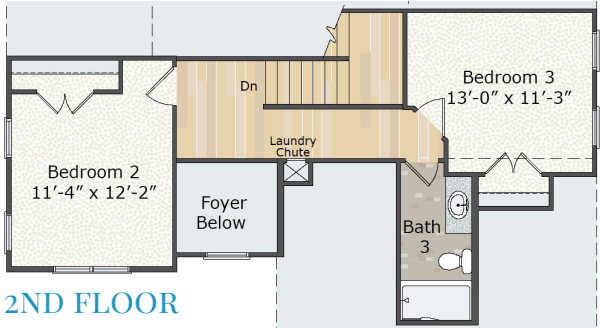
1ST FLOOR



Master Bath Option #1

Fireplace Option #1
45" Dual Sided

Fireplace Option #2
45" Linear



2ND FLOOR