

2604 W ARMOUR ST FEATURES

MAGNOLIA *Vista*

COLLABORATIVE BUILDER & DESIGN TEAM

- Built by multiple award-winning Dwell Development
- High-end custom-building methods
- Interior Design by Abbey Maschmedt of Dwell
- Architecture by Bardon Design and Build
- Targeting Built Green Certification
- One-of-a-kind custom-like design

EXTERIOR & ENERGY EFFICIENCY

- Architectural Hardie siding and wood accents
- High-quality roof system
- Prewired for solar panels
- Exterior Weatherproof Barrier System
- High-performance triple glazed windows
- Thick-framed insulated walls for energy savings and comfort
- Multi-zone ductless heating & cooling
- Radiant floors in some rooms
- Highly efficient water/s heater for supreme energy savings
- HRV and Air Handlers for comfort and health safety
- Watersense plumbing fixtures
- LED lighting
- Multiple decks and patios capped in pavers
- Attached 3 car garage – SUV compatible
- Professionally landscaped
- Builder Warranty

INTERIOR

- A modernism design intention of volume, flow & natural light
- Walls of windows for expansive views
- Thoughtfully designed inside out for today's lifestyles
- Wide-plank solid white oak hardwood floors (no carpet)
- Solid core wood-painted doors & modern hardware
- Walk-in closets and concealed storage
- ADU with private entrance

INTERIOR

- Second-level full-size laundry room with utility sink
- Sleek, functional, custom modern lighting
- Grand staircase
- Black steel hand-forged or glass railings
- Light dash textured finished drywall
- Fireplace with surround

KITCHEN

- Sleek modern appliances featuring Wolf and SubZero, or similar
- Pot filler above range
- Kitchen Island with seating
- Slab Quartz countertops
- Slab Quartz or tile backsplash
- Pendant lights above island
- Finely crafted custom soft close cabinetry
- Single bowl undermount sink with heavy duty disposal
- Modern pull-down faucet

BATHROOMS

- High-end porcelain and ceramic tile by Statements
- Luxurious Primary bathroom with spa shower and soaking tub
- Undermount sinks
- Quality plumbing fixtures and hardware
- Heated floors in some bathrooms

AUTOMATION & SECURITY

- Integrated for expandable home automation
- Designed for an elevator to service all levels
- CAT 6 wiring throughout
- Prewired for automated blinds in some rooms
- Lutron lighting controls in some areas
- SmartLock Keyless entry door hardware
- Equipped with electric car charging outlets for two vehicles
- Lift Master garage openers, exterior keyless access
- Security lights on front, back, and sides
- Prewired for cameras



PRICE
\$3,800,000



4,816
HEATED SQFT



5
BEDROOMS



5
BATHROOMS



3 CAR
ATTACHED GARAGE

Plans and elevations are artist renderings only and may not accurately represent the actual condition of the amenity as constructed. Dimensions are approximate and may vary in construction depending on the standard of measurement used in engineering and the municipality requirements of other site-specific conditions. Representative photos were used & may include upgrades & finishes that are not included. Details, specifications, finishes, and fixtures are subject to change on the home prior to sale at any time without notice or obligation.