

\$449,000 CHARMING NEW FAMILY HOME
2471 ESCAMBIA AVENUE, EAST HILL

FOR SALE

Move In: September 2013

Price: \$449,000

Address: 2471 Escambia Ave

Sq Feet: Approximately 2600

Bedrooms: 3 **Bathrooms:** 2 1/2

Stories: 2

Garage: Oversized detached - 2 car

House Type: Single Family



EXTERIOR FEATURES:

- Exterior is hardie & brick w/ East Hill craftsman design
- Windows & doors are trimmed w/ decorative hardy
- Craftsman designed front and rear columns
- Low E vinyl single hung windows
- Dimensional shingles w/ peel & seal roofing felt underlayment
- Spacious front & rear porches
- 2 large heritage oaks overhang the corners of the property
- Fully sodded yard w/ irrigation system
- Professionally landscaped beds in front & side of house
- Exterior home lighting
- Fenced in yard
- Oversized detached -2 car garage
- Underground utility service run by Gulf Power to the house

INTERIOR FEATURES:

- Beautiful open floor plan
- Wall framing includes 2' x 6' upgraded walls
- Custom millwork w/ classic East Hill charm
- Large crown moulding throughout first floor & master bedroom
- Craftsman style interior doors throughout home
- Large open kitchen w/ breakfast nook
- Kitchen to include granite countertops & custom cabinetry
- Professional appliances & a stainless hood (refrigerator to be provided by buyer)
- Butlers pantry to include additional cabinetry & sink
- Large laundry room w/ plenty of cabinets for storage
- Gas fireplace w/ brick hearth & custom mantel
- Double french doors leading from the living room to the back porch
- Hardwood floors throughout the first level
- Bedrooms will have carpet flooring
- Bathrooms to include Kohler toilets, Delta faucets & granite countertops
- Master bath to include large soaking tub w/ walk-in tile shower

SCHWEIGERT CONSTRUCTION

Custom Homes • Home Renovations

Zach Schweigert

State Certified Building Contractor

(850)291-2334

www.buildpensacola.com