

ELEGANT AND ECO-FRIENDLY !



MLS# 568732

\$1,495,000

1601 Redwood Ave

4 bedroom, 4 bath

4427 Sq. Ft.

Features

- **Luxurious Master Suite w/Fireplace on Upper Level**
- **2nd Master Suite w/Fireplace on Upper Level**
- **3-car garage at rear of home – side load**
- **Exterior Entrance to large, unfinished basement**
- Great home for entertaining and family
- Fabulous Flatiron Views from Upper Level
- Exquisite Architectural Detail and Design
- Grand Staircase and upper hall opens to Great Room
- Open floor plan w/study, formal dining, gourmet kitchen
- Laundry in upper level and Main Floor
- LARGE 15,000 Sq. ft. lot with mature trees
- Beautiful outdoor spaces, front porch and upper deck
- Exterior Entrance to basement
- Elegant Porte-cochere at mud room

Green Features

- Energy Efficient low-E Windsor Windows
- Blow in Icynene Insulation (provides extraordinary soundproofing while lowering your energy costs)
- Water Saving Dual Flush Toilets
- Split HVAC System
- Carrier Energy Saving 96% Variable speed
- Carrier 13 Seer 3 ton & 13 Seer 5 ton A/C units
- Eco Friendly Trex Decking
- Eco Friendly Hardie Plank Siding
- Recirculation Line to Master Bath for efficient hot water delivery
- Pre-plumbed for Solar Thermal Hot Water
- Low VOC adhesives and paint



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