

# 1509 Denver Street



## 1509 Denver Highlights

- 1300 sq. ft. Ranch Style house
- 3 bedroom 2 bath on main level
- 24x24 attached garage
- Open floor plan
- Maintenance Free exterior
- Oversized corner lot (100'x125')
- Unfinished insulated concrete form basement (R25 insulation rating) for future two additional bedrooms, bathroom, and a large family room.

## Kitchen

- Open U style kitchen with eat-in bar
- Upgraded Maple cabinets by Quality Cabinets
- Double sink and garbage disposal
- 180fx Formica counter tops with maple front
- Hand Scraped 12mm Laminate flooring
- Large pantry

## Bathrooms

- Tile flooring in both upstairs bathrooms
- Tiled tub/shower in 2<sup>nd</sup> bathroom
- Upgraded sinks/vanity tops/faucets
- Private master bathroom

## Bedrooms

- Master = 14'x13' with attached bathroom and 8x6 walk-in closet
- Bedroom 2 = 13'x10' with oversized closet (closet includes built-in shelving and clothes rods)
- Bedroom 3 = 12'x12' with standard 2x6 closet (closet includes built-in shelving and clothes rods)

- Oil rubbed bronze ceiling fans and hardware in all bedrooms
- Carpet flooring in all bedrooms

## Great Room

- Lots of natural light from large windows and south facing patio door
- Open to kitchen and dining area
- Vaulted ceilings with recessed lighting
- Hand-scraped 12mm Laminate flooring

## Green Friendly (Sustainable) Features

- High efficiency Gas furnace and AC unit
- 2x6 wall construction (R-19 batt insulation in all walls)
- R-30 batt insulation in attic
- ICF concrete basement with four oversized egress windows
- Maintenance free exterior
- Energy efficient framing techniques were used
- Well ventilated attic using soffit and ridge venting
- High Efficiency Low-E Atrium vinyl windows

## Exterior Maintenance Free Features

- Real Brick on front of house
- Pre-painted Hardboard (fiber cement) 7" lap siding
- AZAK trim and corners
- Vinyl Soffit with painted metal fascia
- Heritage 30 composite shingles

**This home was built by the Marion High School Building Trades Program!! If interested, please call Tom Bishop at (785) 364-0110 or Lee Leiker at (620) 382-2117**