

2302 - 2340 Alter Street Philadelphia, PA 19146

GENERAL FEATURES

- Four story home with Garage and Rooftop Deck
- Three bedrooms (optional 4-5 bedrooms)
- Four full bathrooms (optional 5th full bathroom on the fourth floor)
- 9 foot ceiling on all floors including basement
- Large bay living spaces, 2nd floor balcony out from kitchen
- 10-Year tax abatement approved
- Recessed LED Lights throughout
- Video Intercom Doorbell with Door Unlock rings to your Iphone/Android
- 2 zone Energy Efficient 14 SEER Central air conditioning
- Underground Electric service, Verizon and Comcast cables
- Security System prewired and installed
- Laundry with utility sink, front load washer and dryer included
- One Piece skirted dual-flash toilet throughout all bathrooms
- Cat 5 and TV cable prewired

EXTERIOR FEATURES

- Brick façade with cast stone lintels and sills
- Light at front entrance and rear yard
- Rear stucco façade
- Large bay windows in the front with decorative moldings

WINDOWS AND DOORS

- Energy Efficient Sliding windows with LowE glass
- Screens on all windows
- Insulated fiberglass dent-free entry door

STAIRWAY

- Hardwood stair treads on all floors with natural stained finish
- Contemporary metal handrails

ELECTRICAL

- 200 AMP 30 Breaker panel box
- Exterior GFI receptacles
- Hard wired AC/DC Smoke detectors
- 4-Phone, 4- Cable, and Internet ready

PLUMBING

- Copper and PEX fresh water lines
- Shut-off valves at all sinks and toilets
- Public water and sewer service
- Drain, Waste and Vent Piping is all P.V.C. Schedule 40

INSULATION

- Exterior Walls 2nd & 3rd Floors - R19
- Roof Insulation - R38
- Ground Floor - R19 on Exterior walls

1st FLOOR BEDROOM

- 9' Ceiling, large closet
- Phone, Cable and Internet ready
- Hardwood flooring
- Recessed Lighting
- Sliding Door with transom leading to a fenced backyard

1st FLOOR BATH

- Tile floor and Shower unit, Frameless sliding Shower Door
- Vanity Cabinet in a variety of optional finishes
- Ceiling Exhaust fan
- Cultured china bowl with granite counter top
- Single-lever faucet

LIVING / DINING (2nd FLOOR)

- Open living space with Kitchen, Dining, Living Room
- Sliding Door to a balcony
- Hardwood flooring throughout
- 10-Recessed Lights, dining room chandelier
- Phone, Cable and Internet ready

KITCHEN: (2nd FLOOR)

- Granite or quartz countertops
- Island sitting area with breakfast bar
- Deep stainless steel sink with pull-out gourmet spray faucet
- High-quality wood cabinets with raised panel doors in a choice of finishes
- Stainless-steel appliances (stove, exhaust hood, microwave, dishwasher)
- Refrigerator with ice maker and water dispenser
- Wine Cooler
- 1/2 HP garbage disposal
- 4 Recessed lighting

3rd FLOOR BEDROOM

- 9' Ceiling, large closet
- Phone, Cable and Internet ready
- Hardwood flooring

3rd FLOOR BATH

- Tile Tub unit and floor, One Piece skirted dual-flash toilet
- Vanity Cabinet in a variety of optional finishes
- Ceiling Exhaust fan
- Cultured china bowl with granite counter top, single lever faucet

3rd LINEN CLOSET

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3rd FLOOR MASTER BEDROOM

- 9' 8" High Ceiling
- Large bay window
- Hardwood flooring
- Large he's and hers closet and walk-in closet
- Sitting Area
- Recessed lighting

3rd FLOOR MASTER BATH

- Custom Travertine, Marble or Porcelain tiles
- Frameless Glass sliding Shower Door
- One Piece skirted dual-flash toilet
- 54" Double Vanity Cabinet in a variety of optional finishes
- Ceiling Exhaust fan
- Granite counter top
- Single lever faucets

4th FLOOR FLORIDA ROOM

- Wet Bar with wine cooler, granite countertop, backsplash
- Phone, Cable and Internet ready

ROOFTOP DECK

- Fiberglass floor
- Water hose bib
- Whole house music sound speakers (optional)
- Electric outlet and light

FINISHED BASEMENT

- Full bathroom with shower and vanity sink
- Laundry room with utility tub
- Family/Media Room
- Phone, Cable and Internet ready
- Recessed lighting

OPTIONAL FEATURES:

- Gas Package (Range, Hi-Efficiency Heater and Water Heater, Dryer)..... \$3,500
- Whole House Music (2-Zone amplifier controlled from Iphone/Android, Speakers on Roof Deck, Basement, 2nd Floor Dining and Kitchen with separate volume controls, Living Room 5-chanel Home Theatre ... \$2,500
- Full Bathroom on the 4th Floor for 5-br model \$4,500
- Under counter kitchen lights \$600
- Bedroom and Closet in the basement \$1,500
- Custom choice of tiles
- Custom painting, wallpapers
- Basement heated floor with tiles
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