

Architect's Home for Sale 249k

6641 South Logan Street
Centennial, CO 80121

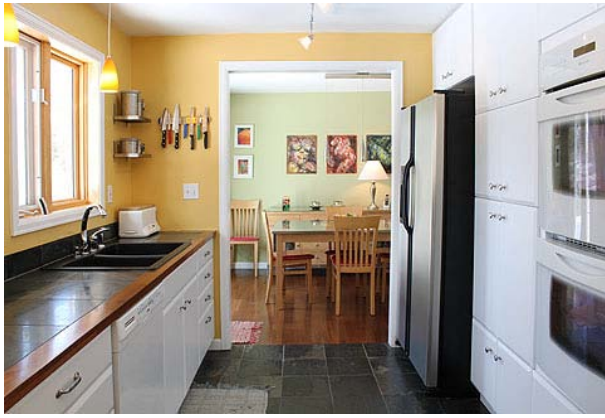
Michael McLean 720 252 7611

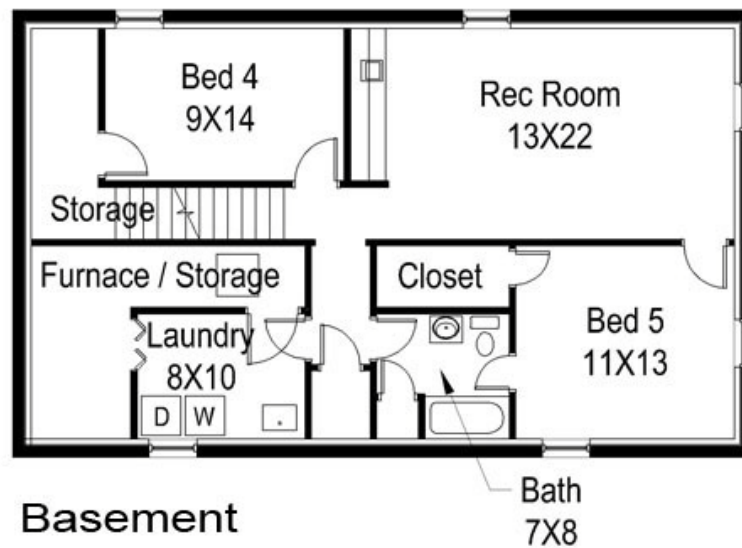
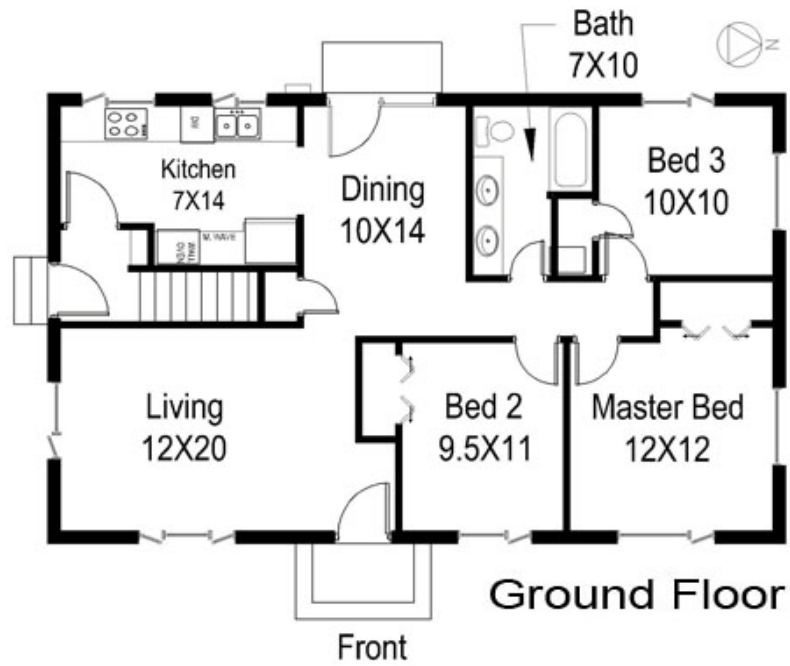
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Fully remodeled brick ranch, 5 bedrooms, 2 full bathrooms, basement 100% finished, large lot with mature trees in Broadway Estates neighborhood. Littleton Public School District Highlands Elementary School located at end of the block and Euclid Middle School 1/2 mile away. Energy efficient home with low taxes and very low utility bills.







Location

6641 South Logan Street, Centennial, CO 80121

School: Littleton Public School District Highlands Elementary School located at end of the block and Euclid Middle School 1/2 mile away.
 Energy efficient home, low taxes and utility bills.

Areas

Lot area 77'X124' 9550 sf 0.22 acre
 Foot print 27' X 44' 1168 sf
 Finished area 2124 sf

High Performance Appliances

- Jenn-Air gourmet smooth cooktop
- Jenn-Air double wall oven
- GE side by side stainless fingerprint resistant refrigerator
- Kenmore silent and water efficient dishwasher

Roof

- Newer roof replaced in 2003

Windows

- Aluminum clad casement windows with natural pine interior, low E and double pane argon filled on ground floor.
- Three egress compliant enlarged window openings in basement.
- Vinyl casement, double pane, argon filled windows in basement.

Doors

- High-end aluminum clad natural pine interior patio door in dining room.
- Solid pine front and side door with premium hardware.
- Solid core interior doors with premium hardware and new trim.

Floors

- Solid Bolivian $\frac{3}{4}$ " cherry in dining room, living room and ground floor bedrooms.
- Natural Brazilian slate in the kitchen.
- Ceramic floors and full height ceramic tile walls in bathrooms.

Mechanical -HVAC

- Ultra High performance American Standard gas furnace with central humidifier and humidistat.
- High performance American Standard A/C.
- Exhaust powered fan in attic with thermostat (set at (120 deg. F).
- R30 fiberglass (12") in the attic, vent baffles between every truss and well vented soffit.

Electrical

- New 150 AMP panel with underground feed.
- Underground phone and cable lines.
- 100% replaced wiring and outlets to current code.
- New phone, coax (cable) & cat 5(Ethernet) outlets in every room.
- New recessed, pendants and track lights and exterior lights.
- Three exterior lighting zones computer controlled with daily sunset & sunrise timer.
- 12' antenna in the attic.
- In wall outlets gold plated outlet for 5.1 surround in living and rec rooms.

Plumbing

- Ultra high performance on demand hot water Rinnai system (tankless).
- 100% replaced domestic water lines with manifold and direct line to all fixtures system.
- 100% replaced drain lines to ABS including under the slab.
- The house is equipped with two new pressure regulators for the domestic water (80psi) and sprinkler system (100psi) to avoid pressure surges.
- Washer hot and cold water hammer arrester.
- New premium baths, sinks and toilets.
- New Rain Bird 9 zone sprinkler system with drip system for 8'X20' garden.
- New water efficient and silent dishwasher.

Sound Insulation

- 100% Cellulose filled floor with impact dampening resilient channels and 5/8" drywall basement ceiling.
- Cellulose filled interior walls between bathroom and bedrooms on upper floor.
- Cellulose filled interior walls between family room and bedrooms in basement.
- High quality frame double pane windows makes exterior noise practically inaudible.

Exterior

- New Rain Bird 9 zone sprinkler system including a drip system for 8'X20' garden.
- (2) 8'X15' back yard shed with power and lighting.
- 3 tons of compost under Green Valley sod.
- Large wire mesh reinforced concrete driveway for 6 cars and backyard patio.
- 22 - 6' drought resistant Juniperus scopulorum (Wichita Blue Juniper) and flower beds with individual drip lines.
- New Cedar Fences.

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