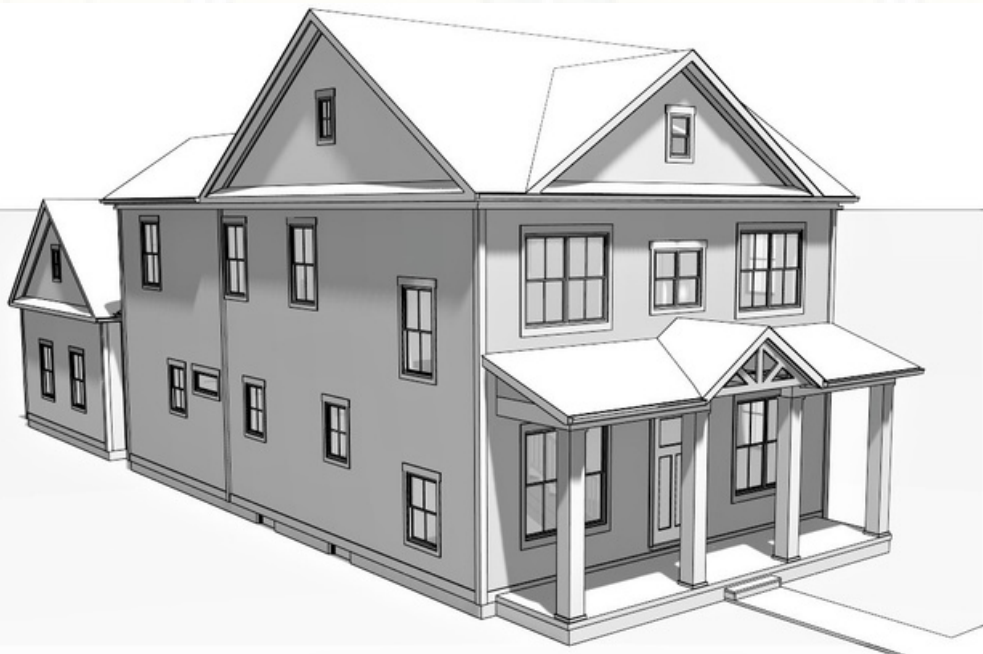
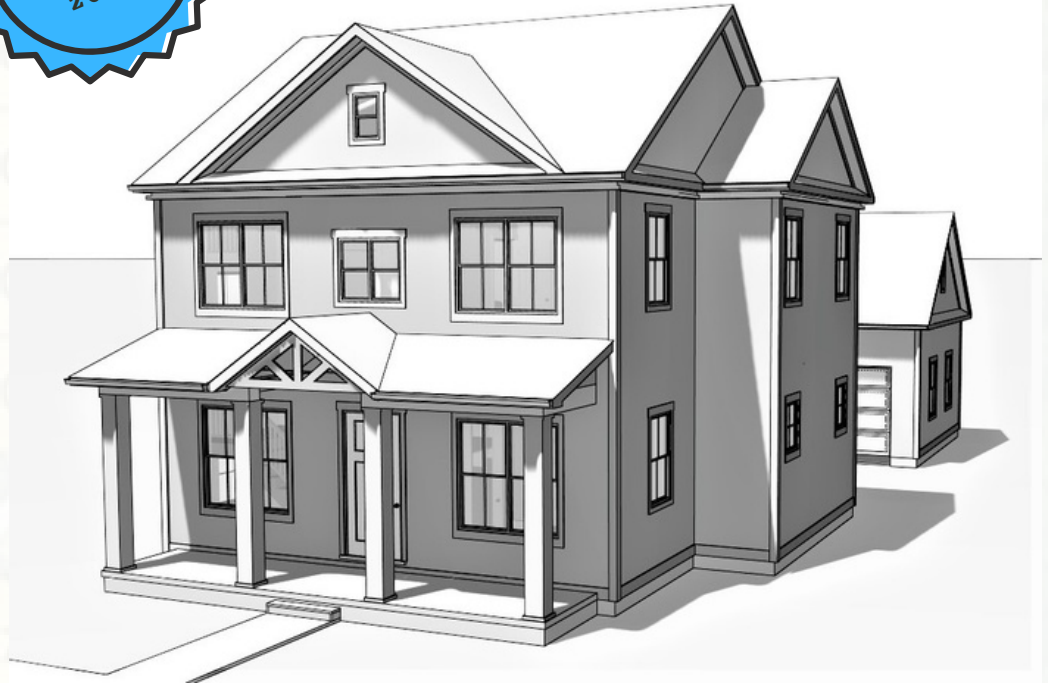


The Venetian features a luxurious floorplan with a three car garage. It features 10' ceilings on the first floor and nine foot basement and second floors with 8' doors throughout the home. The floor plan has a large family room with an open kitchen including a large pantry. A luxurious and spacious first floor owners suite with a tray ceiling, which also features a large shower and wardrobe. A covered front porch and veranda and a finished lower level with a large recreation room and 4th bedroom with full bath. Ample storage areas complete this beautiful home by Palazzo Builders



**5554 HICKORY DR,
LEWIS CENTER 43035**

- 4 Bedrooms 3200 sft
- 4 Bedrooms with 4 1/2 Baths
- Second Floor Den
- 3 Car Garage
- 10' Ceilings, 8' Doors
- Open floor plan
- Premium Kitchen
- Box Tray Ceilings
- Master Suite Bath
- Large Wardrobes
- Covered Front and Side Porch
- Optional Finished Lower Level



PRACTICAL LUXURY
PALAZZO

Premium Quality Builds

3200+ SFT

**5554 HICKORY DR,
LEWIS CENTER 43035**

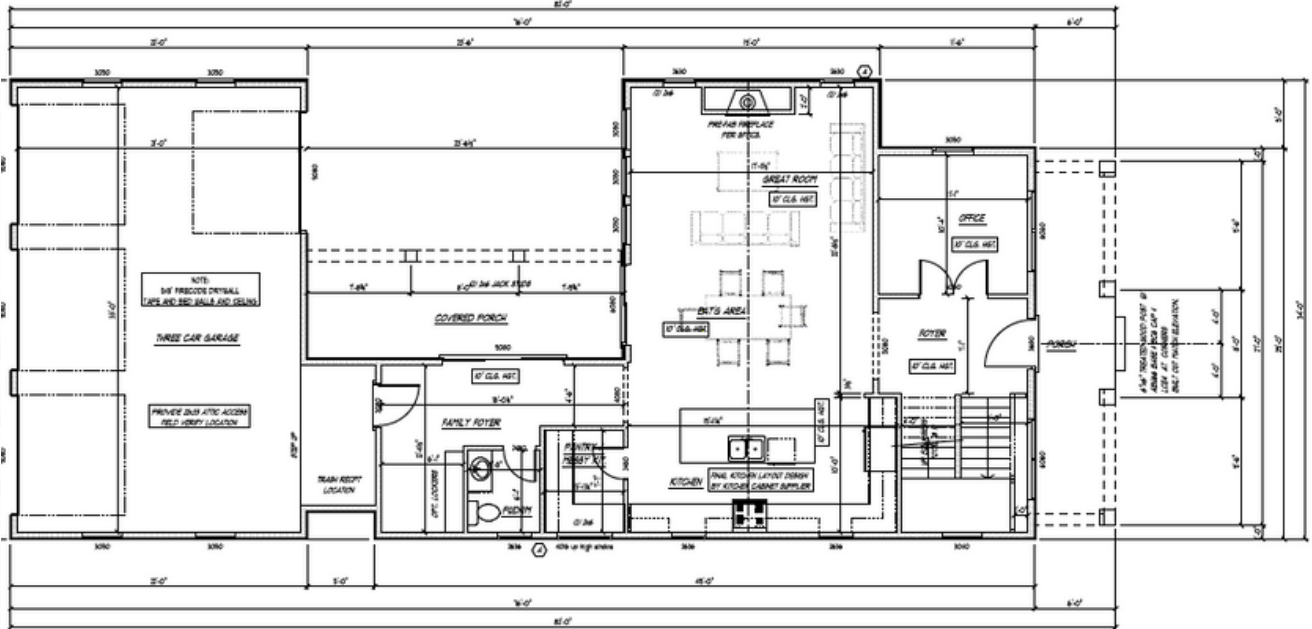


PALAZZO BUILDERS
LUXURY LIFESTYLE HOMES

**5554 HICKORY DR,
LEWIS CENTER 43035**

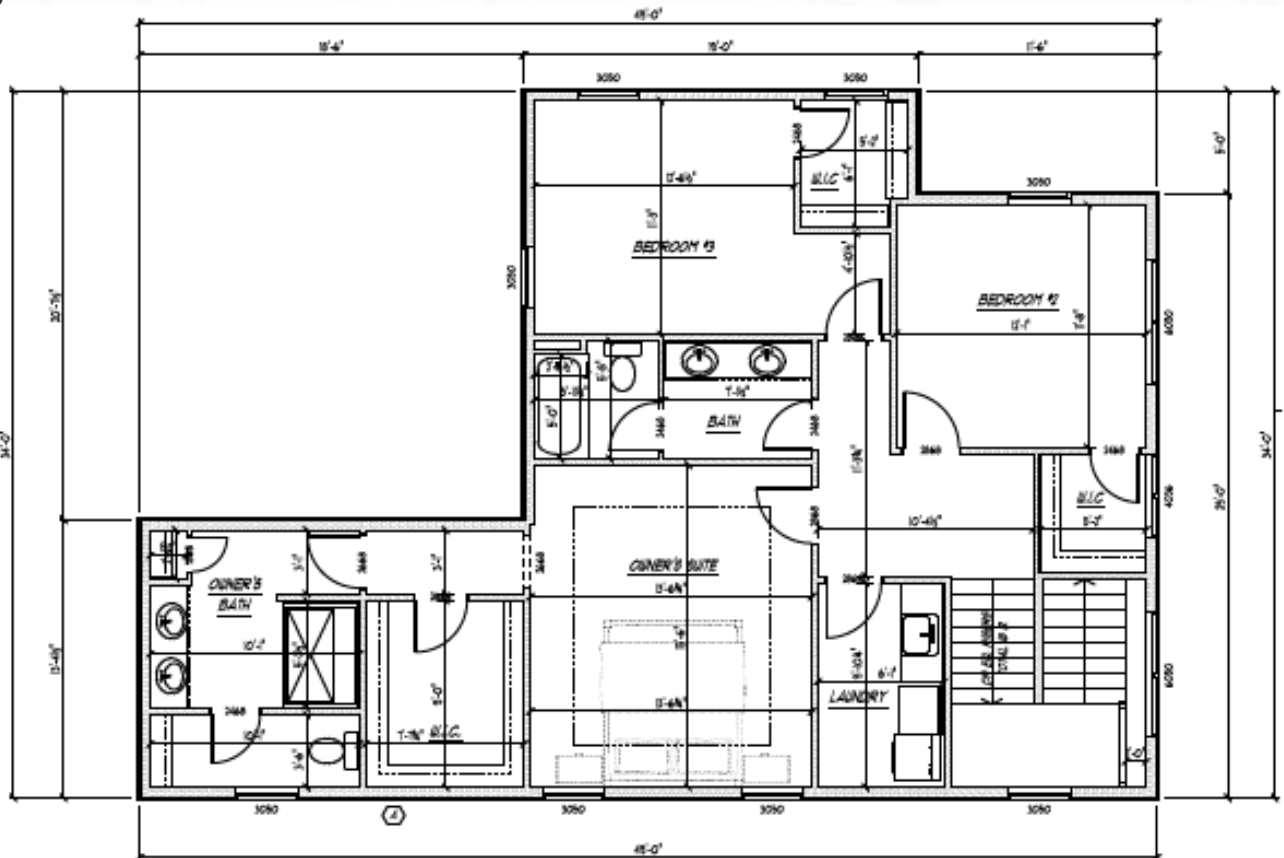
PRACTICAL LUXURY
PALAZZO
Premium Quality Builds

First Floor 1600 SFT



**TOTAL 3200
SFT
OPTIONAL
1500 SFT LL**

Second Floor 1600 SFT



CONSTRUCTION FEATURES

- 9 ft tall poured concrete foundation
- Full basements (No crawl space)
- Engineered floor joist system
- Framing with premium lumber for all interior and exterior walls
- Energy Certified by Tacoma Energy Audit Package to prevent drafts and air leakage ceiling insulation with recommended insulation

EXTERIORS

- Maintenance free Hardie Plank board and baton Siding
- Premium double hung vinyl windows with low "e" and argon glazing with SDL window grills on the front elevation and GBG window grills on the rear and side elevation per plan
- Striated Colored Metal Roof , standing ridge
- Premium Colored 8" tall insulated garage doors with Smart belt drive garage door opener and keypad
- Fiberglass insulated front door
- Complete landscaping package
- Sealed Concrete driveways

Electrical HVAC and Plumbing

- 200 amp electrical service with copper wiring
- GFCI outlets in all baths, kitchens, kitchen, garage and exterior for added safety
- Premium lighting fixtures
- High efficient HVAC with programmable smart thermostat
- Outside ventilation for cooktop
- Premium water heater
- Complete plumbing package
- Three exterior frost-free hose bibs
- PEX water lines that require zero maintenance
- Emergency shut-off valves for all interior faucet locations
- High Performance sump pump with check valve
- 240 V Electric Outlet for Electric Vehicle

PALAZZO BUILDERS

info@palazzobuilders.com

614-804-5656

www.palazzobuilders.com

DESIGNER KITCHENS

- 42" upper cabinets with crown molding and all premium cabinet hardware with soft close
- Premium Quartz countertops with backsplash
- Under-mount stainless steel sink with faucet and sprayer and Disposal
- Pasta Faucet
- Hardwood flooring in 1st floor level, lower level LVT
- Commercial appliance package which includes dishwasher, microwave and oven, gas cooktop ,hood and refrigerator
- Walk in / Large pantry (as per plan)

INTERIOR FEATURES

- 10 foot first floor ceilings, 9 foot Second floor and Basement ceilings
- Two, four or six panel solid core doors
- 8' tall doors 1st. floor and 8" tall doors 2nd floor
- 7" 1st floor baseboards and 5" 2cnd floor baseboards
- 3/4" door and window casing
- Painted white woodwork
- Garage fully drywalled and painted
- Premium lever hardware throughout in satin nickel or oil rubbed bronze for all interior doors
- Premium carpeting with premium pad
- Engineered hardwood in the foyer, main hall, kitchen, breakfast room great room and powder room and all stairs
- Second floor laundry with base cabinet and sink
- Wood shelving for all first floor and master bedrooms
- Shelving in all secondary bedrooms and pantry

BATHROOMS AND AMENITIES

- Adult height vanities with a choice of hardware styles
- Coordinated vanities with a wide selection of cabinet hardware and colors
- Premium countertops with undermount sinks
- Premium faucets in all baths
- Premium shower valves
- Ceramic tile walls for all showers and tubs
- 3/8" frameless shower door for the master bath and semi frameless shower door for all baths with clear glass
- Tile flooring in all baths
- Elongated toilets with water saving features
- 40" tall mirrors above all vanities
- towel bar, towel ring and toilet paper holder in all baths