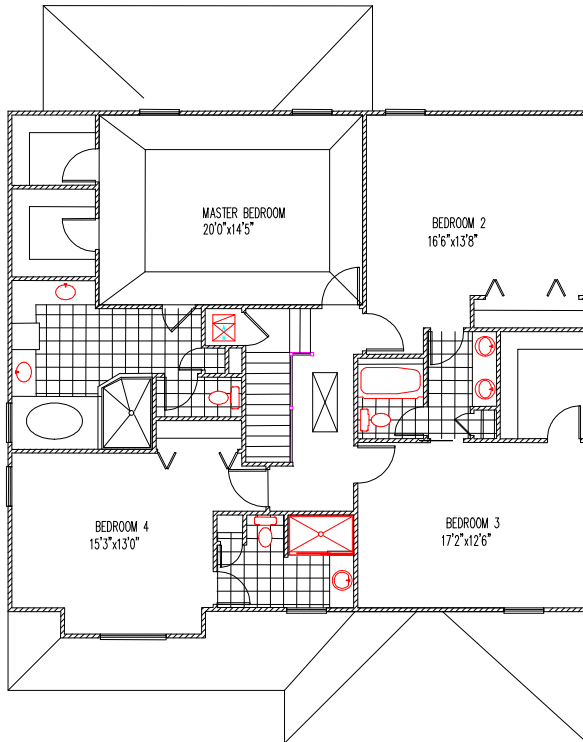
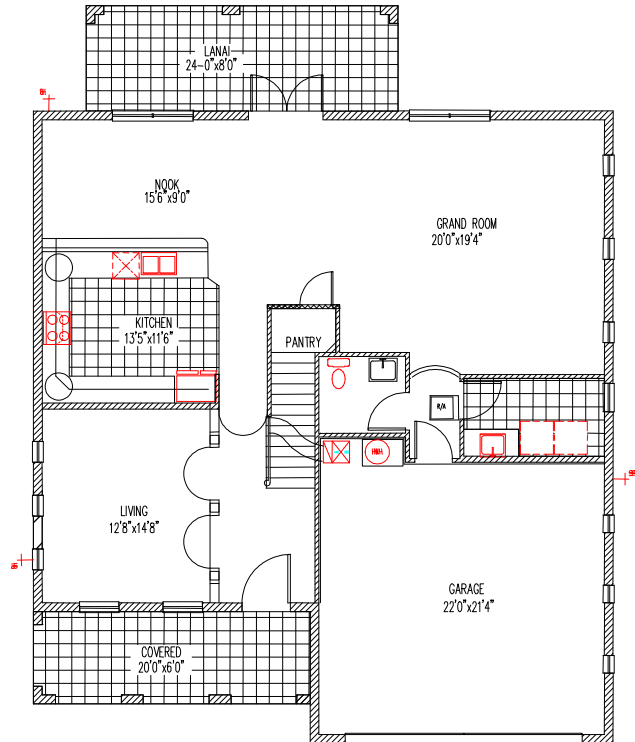


# 4013 Kensington

Four bedroom, Three 1/2 baths 2909 SF Liv/Area - 3954 SF Under Roof  
\$696,900.00



SECOND FLOOR



FIRST FLOOR

- ✦ Lushly landscaped 61'x110' lot (Flood Zone C) with 5 Zone irrigation System.
- ✦ Two-car garage with 110 mph steel garage door with opener and keyless entry
- ✦ Old world Architectural moldings and exterior treatments. Concrete tile roof, Fully Guttered
- ✦ Hurricane engineered two-story construction (9'-4" ceilings) with Low Maintenance exterior finishes
- ✦ Covered porches front and rear with tile flooring
- ✦ All wall framing is at 16" on center, engineered floor and roof systems
- ✦ Premium aluminum windows with tilt-out removable sashes
- ✦ High Efficiency Dual Zone Air Conditioner/Heat pumps SEER=13.0 with R=30 ceiling insulation
- ✦ Stairs, Oak treads, painted risers with Custom railings & iron balusters.
- ✦ Upgraded trim details, 5 1/4" base, raised panel doors, wood windowsills, cased openings
- ✦ Tile where indicated, carpet (bedrooms only) allowance \$25/sy. Oak floors Living, Dining, Family Nook and upstairs Hall
- ✦ 'HASS' Maple raised panel Cabinets & Vanities, Granite counter tops through out
- ✦ GE PROFILE Appliances Wall Oven, Cook Top, 'ADVANTIUM' Micro Hood and Dishwasher
- ✦ DELTA sink valves Roman tub and custom tempered glass shower master bath. Water Softener loop with whole house water filter
- ✦ Walk in Laundry room with laundry tub and Maple cabinetry
- ✦ Alarm system with 2 keypads,
- ✦ Bundled Structured cabling including Cat 5 phone wiring & RG6 Coax cable.
- ✦ Central Vacuum System
- ✦ Built in Surround in the family room Flat screen pre-wire, stereo at master bedroom and lanai

**Steven R. Carter, Inc.**

**General Contractors**

E-mail [srcinc@tampabay.rr.com](mailto:srcinc@tampabay.rr.com)

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**CG C044540**

**Brokers Protected**