

1 E. CENTER STREET #340

Overall:

- +/- 2,831 SF Condo in the heart of downtown Fayetteville
- 2 bedrooms | Office/Study | 2.5 baths
- Located on the Fayetteville square in the SW corner of the 1 E. Center building.
- Views overlooking the sunrise over the Boston Mountains to the South & Southeast, the Town Center and Fayetteville Square and gorgeous sunsets to the West
- 2 privately owned parking spaces convey. Located in the lot east of the building, accessed via E Center Street. Parking HOA dues +/- \$100.00 yearly.
- Paid bi-annually, +/- \$8,000.00 yearly HOA dues include water, sewer & trash.

Interior:

- Open and connected living, dining + kitchen areas feature travertine and walnut floors, custom walnut cabinetry, walnut ceiling beams, solid walnut interior doors and trim, floor-to-ceiling windows, and French doors to the covered terrace.
- Cast-stone fireplace surround, flanked by custom cabinets and shelving centers in the living room, facing the outdoor dining room (with another fireplace).
- Motorized shades on windows are set to timers that can be set to raise and lower at specific times of day and times of year. All drapes convey.
- Chef's kitchen with panoramic views of sunset over downtown. Wolf range with double ovens, griddle, and 6 gas burners. Commercial grade custom vent hood trimmed in copper. Two-drawer dishwasher. Sink and glass vegetable sink. Thermador built-in French door refrigerator and freezer.
 - Scullery or "prep kitchen" includes pantry and overflow kitchen storage, second dishwasher, ice maker, warming drawer, 2 wine refrigerators, and 2 additional sinks (a total of 4 sinks and 2 dishwashers in the kitchen area!)
- Large bedrooms with en-suite baths throughout. En-suite baths feature heated tile flooring & walk-in showers.
- Over 10' ceilings throughout – over 11' in some rooms, with dimmable lighting.
- Primary bedroom suite includes a cast stone fireplace, TV hidden behind framed art, a massive walk-in closet with stacked washer/dryer (which convey) and center island with granite countertop. Built-in safe for valuables conveys. Double French doors lead to the covered patio overlooking the Fayetteville square.
- Large office or library, fully trimmed with high-end real walnut millwork. Enter the study directly from the front of the home through the private entrance and access the south facing terrace through the room's double French doors. Incredible panoramic views span this room, accented by tone-on-tone motorized shades on timers.
- Built in speakers with surround sound throughout the home, inside and out.
- All 6 mounted TV's convey.

Exterior:

- +/- 810 SF of covered, L-shaped terrace with composite, seamless decking, wood trimmed ceilings, fireplace, water feature, and drip irrigated planter boxes with well-manicured evergreens. Installed and maintained by the acclaimed DK Design. Patio furniture and planters convey.
- Sellers have an additional storage unit in the basement level of the building. Approximately +/- 100 SF each.