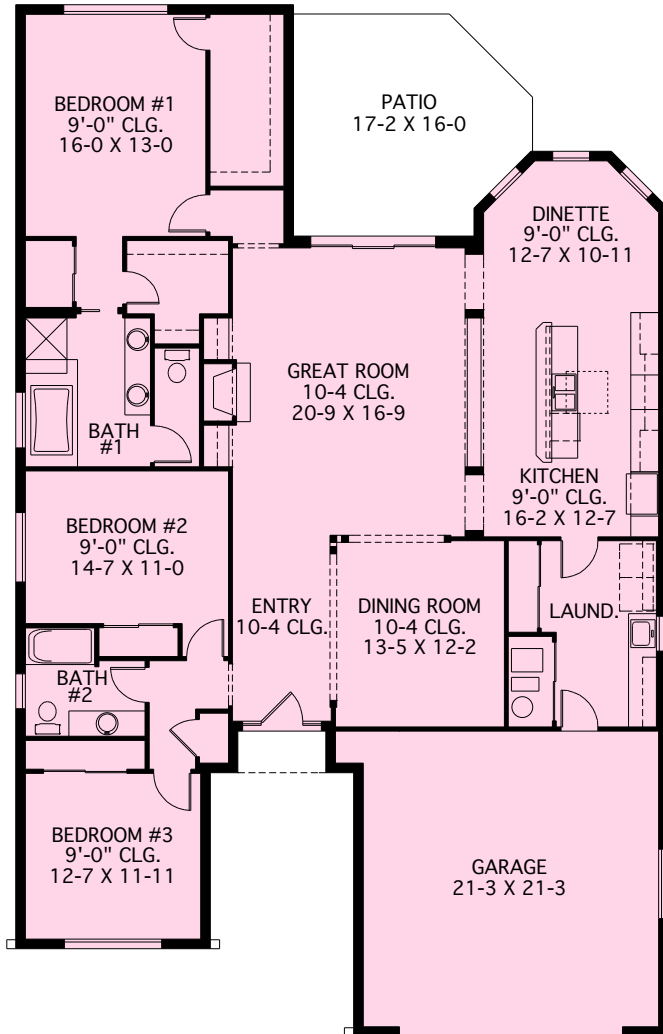




Rosecliff Lot #97

2417 Vienna Parkway

LIVING AREA - 2,303 SF • GARAGE AREA - 504SF



ZENGEL CONSTRUCTION COMPANY

2431 Vienna Parkway • Dayton, Ohio 45459 • 937-433-1748

Rosecliff Lot #97

2417 Vienna Parkway
LIVING AREA - 2,303 SF • GARAGE AREA - 504SF

\$379,595

- 3 Bedrooms, 2 baths with 2 car attached garage.
- All Brick exterior with stone accents, rough sawn cedar trim & 30 year shingles.
- R-17 exterior wall insulation and R-40 ceiling insulation.
- Weathershield "Proshield" wood casement windows with low "E" glazing & vinyl cladding and vinyl sash .
- Pull down stairway to attic with attic storage above garage.
- Lights in all closets except linens.
- "Panama" decorative glass in front door, sidelights and circletop transom.
- Security system by Brinks included. Monitoring service available.
- "Heat-n-Glow" gas fireplace with custom surround and mantel.
- Surround sound system in Great Room cabinetry.
- Frigidaire "Professional" series stainless appliances.
- Granite tops in kitchen with under mount stainless sink.
- Marble tops in baths, and granite top in laundry with drop in sinks.
- Kohler whirlpool tub with custom ceramic tile shower.
- Kohler "Highline" elongated bowl toilets.
- "Quality" cherry cabinets in kitchen and baths.
- Ceramic floors in kitchen, dinette, entry, laundry and baths.
- Lennox 90% gas furnace and Lennox air conditioner.
- Crown molding in Great room, dining room and kitchen – dinette.
- Five RG6 TV outlets and five CAT-5 Phone outlets.
- Pella "Frenchwood" sliding patio door in Great Room.
- HOA fee of \$175 per month. Includes lawn mowing, landscaping, snow removal, exterior painting and water for irrigation system.

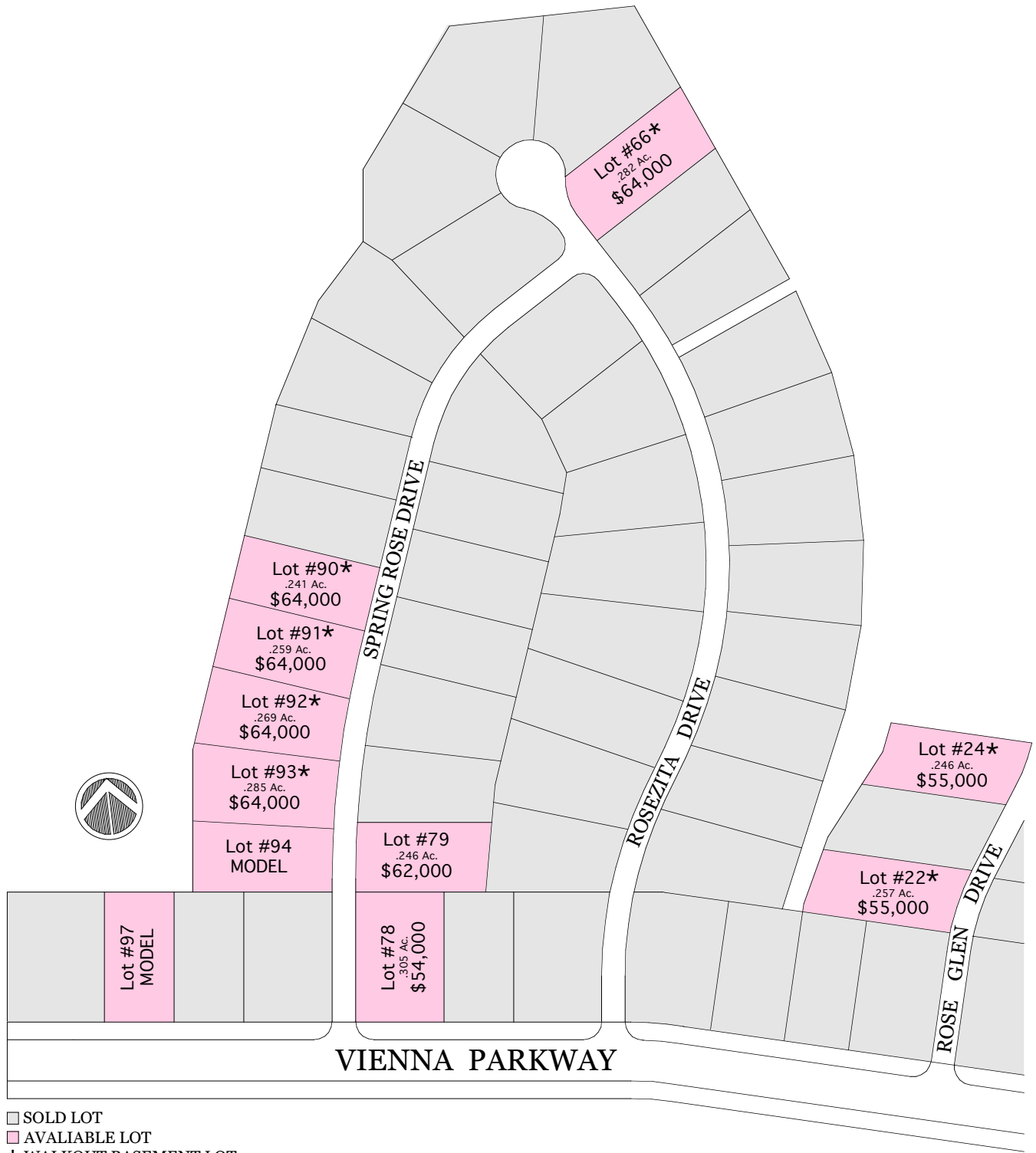
For additional information or to view this home, call Adam Zengel
at 937-433-2100 or 937-238-8263.



ZENGEL CONSTRUCTION COMPANY

2431 Vienna Parkway • Dayton, Ohio 45459 • 937-433-1748

Rosecliff Lots



ZENGEL CONSTRUCTION COMPANY

2431 Vienna Parkway • Dayton, Ohio 45459 • 937-433-1748