

## General Property Improvement Information\*

### 118 S. Hollow Rd. – The Village at Blount Springs

1. Lot 6, 75' x 100'
2. Front privacy from the Hollow, easy access to tennis court/pool from the rear
3. Twin garages 12' x 23', 6' on the alley, appearance of guest quarters, insulated and finished inside
4. Approximately 3600 +/- sq. ft. heated and cooled, 320 +/- sq. ft. basement storage, 440 +/- sq. ft. heated and cooled finished attic playroom/storage
5. Landscaped by Landscape Services in Birmingham

#### Construction Features:

1. Italianate design
2. Three levels
3. Stone Veneer on first level
4. Cypress Lap siding on house and garages
5. Exterior wall studs on house are 2' x 6'
6. House roofs are slate and garage roofs are tin
7. Windows are double pane with ½" air gap
8. Functional window shutters
9. 3 gas log fireplaces
10. Separate HVAC for all 3 levels
11. Twin gas heaters
12. Central vacuum system
13. 8,000 watt emergency generator/natural gas
14. 3 Bedrooms/2.5 Baths
15. Front and back porches
16. Window treatments, appliances and light fixtures convey
17. Occupied upon completion in July of 1993
18. Formal living and dining
19. Study
20. Eat-in kitchen
21. Butler's pantry
22. Ceiling fans convey
23. Laundry chute for all three floors
24. Much storage
25. Living/Dining room 44' x 17'
26. Mirror image, matching chandeliers, 14' ceilings
27. Intricate molding, ceiling medallions, four colors, hardwood floors

#### Kitchen:

1. Subzero refrigerator/freezer conveys
2. Corian countertops
3. Thermador gas cook top with downdraft exhaust
4. Jenn-Air electric oven and Thermador warming oven
5. Cabinets by Speegle Cabinet Co. of Vinemont
6. KitchenAid Dishwasher in adjacent Butler's pantry

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7. KitchenAid garbage disposal in Butler's pantry

Bedrooms:

1. Two on third level share connecting bath, Berber carpet, chandelier
2. One on the first level, ceramic tile, large walk-in closet
3. Built-ins for entertainment center and computer center as room divider
4. Handicapped access bath sink with twin pedestal sinks
5. Sentricon Termite Protection by Cook's Pest control. Contract is transferrable
6. Community sewer system, each lot has a sanitary lift pump
7. Currently monthly fee is \$108 for Homeowner Association and Arts and History Foundation

\*Information gathered from the Owner and St. Clair Courthouse.  
Information is deemed reliable, but not guaranteed