



6785 Lake Acres Dr., Celina, Ohio

TRI STAR
CAREER COMPACT

2022 Tri Star House Amenities

2,127 square feet living space

- 100' x 200' deep lot
- Open concept
- 3 bedrooms - carpeted
 - Master suite with two walk-in closets and large master bathroom featuring a large walk-in tiled shower
 - Two additional bedrooms with large closets
- Smoke detector/alarms in each bedroom
- 2 full bathrooms plus 1/2 bath
- Custom kitchen with painted maple cabinets, full extension/soft close drawer glides
 - Large island - seats four
 - Large pantry
 - Garbage disposal included
 - Dishwasher and refrigerator space (appliances not furnished)
- Vinyl plank flooring in kitchen, living room, laundry room, and bathrooms
- Laundry room (with half bath) on main floor
- Coordinated color scheme throughout
- Full unfinished basement with egress window
- 2" x 6" exterior walls
- I-joists used for floor framing (16"o.c.)
- Insulation in attic, exterior walls, garage walls and walls between garage and house
- Alliance vinyl casement windows with screens and high performance low-E glass
- Separate sump pumps for inside and outside storm water
- Natural gas 95%+ efficiency forced air furnace with central air conditioning
- Mastic wood grain vinyl siding with brick on front
- Covered front porch
- 12' x 18' covered rear patio
- Finished 3-car garage featuring:
 - one 18' x 8' and one 9' x 8' overhead doors each with electric openers
 - basement access staircase
 - storage closet
 - hot and cold hose bibb water connections in garage
- Exterior water faucets: one front and one rear
- 4 exterior GFCI outlets located front and rear
- Allotment for landscaping included