



1248 Brooke Ave.
Celina, Ohio

TRI STAR
CAREER COMPACT

2024 Tri Star House Amenities

- 2,240 square feet of living space
- 2" x 6" exterior walls
- Open concept
- 2 full bathrooms plus 1/2 bath
- 3 bedrooms - carpeted:
 - Master suite has large walk-in closet and ensuite bathroom featuring double sinks, closet, and large 3'6" x 8' walk-in custom tiled shower
 - Two additional bedrooms
- Smoke detector/alarms in each bedroom
- Custom kitchen with:
 - Painted maple perimeter cabinets, full extension/soft close drawer glides
 - Large oak island
 - Granite countertops (kitchen only)
 - Pantry
- Custom vinyl plank flooring in kitchen, living room, laundry room, and bathrooms
- Laundry room on main floor
- Full unfinished basement with:
 - 13' x 18' Safe Room with insulated concrete ceiling
 - two staircases: one to living space and second to garage
 - egress window
- Blown-in insulation in attic, exterior walls, garage walls and walls between garage and house
- Anderson windows include 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 cultured stone on front
- Large covered front and back porches
- Finished 3-car garage featuring:
 - one 18' x 8' and one 9' x 8' overhead doors each with electric openers
 - hot and cold hose bibb water connections with floor drains in the garage
- Exterior water faucets: one front and one rear
- 4 exterior GFCI outlets outside
- Allotment for landscaping included