

# BUYER BROCHURE

1115 Coventry Pl



Photos & Info at  
[1115COVENTRY.COM](http://1115COVENTRY.COM)

# HOME HIGHLIGHTS

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## **1115 COVENTRY PLACE**

Nestled in a quiet cul-de-sac, steps away from a gated entrance to the Edina Promenade and Centennial Lakes Park., just one unit off the end!

FLOORPLAN: 1638 sq. ft, one level unit, 2 bedrooms and 1 ¾ baths, with a 2 stall heated, well-appointed underground garage with storage.

COURTYARD: Spacious enclosed private courtyard patio (approx. 34' X 20'), one of the largest available in Coventry with plenty of room for entertaining, relaxing and hobby gardening. Features low level landscape lighting and 2 burner Weber natural gas grill (2013)

GARAGE: Direct access from unit to lower level heated garage ; side by side parking stalls with finished floors. Includes ample enclosed storage area with wire shelving units. Building common area garage space includes area for washing cars.

## **LIST OF UPDATES**

### **EXTERIOR**

- Unit and building stucco replaced and re-dashed; entire building roof replacement (2017)

### **WINDOWS**

- All windows in unit living areas and bedrooms replaced 2017 (excludes windows above entry and courtyard doors)
- Plantation shutters installed in living room, master and guest bedrooms (2014)

### **FLOORS**

- Stairs from garage: Carpet replaced (2019)
- Main living areas, entry, kitchen and bedrooms: Alston Flooring, engineered hardwood, Heritage Collection, Yardley Hickory 5" plank (2013)

### **KITCHEN**

- Large galley style kitchen with ample storage and pullout drawers in lower level cabinets. (GE electric cooktop and GE wall oven – original install)
- LG Washer with Steam Cycle (HE/front loading) (2014)
- LG True Steam Dryer (2014)
- LG Stainless Microwave (2014)
- Kitchen Aid Stainless Dishwasher (2014)

### **LIGHTING**

- Updated light fixtures throughout (2014)
- Lutron light switches and dimmers throughout; Lutron Maestro dimmers in main living areas feature favorite light level presets and one touch on and delayed fade to off. (2014)

### **DOORS**

- Custom Pella Storm Door to rear courtyard with interchangeable glass/screen panels) (2014)

## MECHANICAL SYSTEMS

- Lennox furnace (2020)
- Aqua Bubble Water Softener (2019)
- Rheem Gas Water Heater (2015)
- LG Stainless French Door Refrigerator with Freezer Drawer (2014)
- Furnace controlled by Nest/WIFI programmable thermostat (2014)

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## SECURITY SYSTEM/FIRE SMOKE DETECTION

- Home security and fire monitoring system (Edina Alarm) – Concord V4 panel installed (2014), allows for remote monitoring and control via Alarm.com app
- Cellular panel system upgrade to 4G installed (2019).
- Security system monitoring optional, monthly fee if any would vary based on selection of options by owner)
- Fire monitoring/smoke detection part of Edina Alarm and required per Coventry HOA, 1115 has all required upgraded unit panels and smoke detectors (2014), installed with 10-year replacement.
- Attic heat detector replaced per HOA requirements in March 2020. HOA requires connection to the fire monitoring system.
- Monthly fees for the fire monitoring and CO2 alarms in the garage are covered through association dues.
- Maintenance and upgrades to the control panel(s) in each unit, smoke detectors, heat detectors and sprinklers are the responsibility of unit owners.

## UTILITY/PANTRY

- Cabinet , counter top and shelving installed (2014), within laundry area off the kitchen to provide additional storage for small appliances and pantry items.

## ATTIC INSULATION

- Attic insulation upgraded to R -value 60 per HOA requirements (2015); documentation provided to HOA/Sharper Management

# **FLOOR PLANS**

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# PLAN 34

## 1638 SQ. FT.

### A Single-Level Plan With Special Design Touches For Elegant Living.

The thoughtful kitchen design in this model lets you "get away from it all" to work or relax, just steps away from the activity.

- Classic pullman kitchen with pass-throughs to family and dining room.
- Laundry/pantry just off the kitchen.
- Spacious family room features bay window over-looking patio garden.
- Family room fireplace for cozy gatherings.
- Master bath with double vanity.
- 34' x 20' enclosed private patio/garden.

