

## 1305 Lofts #1 [1305 E 6th Street] - Features



### >> Exterior

- 581 SF private front + shaded side yard w/ limestone pavers
- Raw steel planters
- Native, drought resistant plants (Texas Red Yucca, Red Turks Cap, Succulents & Beautyberry)
- Mature ash tree in side yard
- Walkup Front Entrance: accessible directly off E 6th Street
- Private Rear Entrance: accessible via gated parking area



### >> Interior

- High Ceilings: 10 feet downstairs; 16 feet upstairs
- Abundant Natural Light: Corner unit w/ windows &/ or french doors on 3 sides; 16-foot high skylight
- Exposed trusses & spiral duct
- Recycled sinker pine & stained concrete flooring
- Juliet Balconies (2nd fl) overlooking 6th St & Lady Liberty atop State Capitol
- Mezzanine w/ walk-in attic
- HVAC [2017]: Variable Speed Heat Pump w/ adjustable humidity control & Infinity Control remote access (Carrier, 3 ton, 19 SEER, 13 EER, 10.5 HSPE, 10-YR Warranty)



### >> Special Touches

- **Kitchen:** Custom cherry kitchen cabinets; Silestone counters; built-in wine rack; vintage Edison black cord pendant lights
- **Bath [2018]:** Custom reclaimed wood counters & floating shelves; white subway tile w/ black grout wall; black penny tile w/ black grout flooring; vessel sink; vintage Edison bulb light sconce & matching mirror; Duravit & Grohe fixtures
- **Office:** Built-in floating cabinets
- **Mezzanine:** Custom alternating tread device made of steel & recycled Long Leaf Pine