



## **WELCOME HOME TO 12 JOHN STREET, ITHACA MLS#128123**

- This high quality four bedroom, three and a half bath custom home was built by JBM Construction; an Ithaca based general contractor and building firm in business since 1986. JBM Construction is committed to high quality stick-built construction and friendly, ongoing customer service. Jim Merod and his crew of experienced craftsmen constructed other fine homes in the neighborhood: at 16, 17, and 20 John Street, and 202 and 204 Park Lane.

Every new homebuyer receives a JBM Construction builder's warranty-ask your real estate agent for more details. Wildly enthusiastic references are available upon request.

- 12 John Street offers exceptional views to the south and southwest (towards Ithaca College and the Town of Danby). Your porch will be the preferred location every 4th of July, when community fireworks explode above the Ithaca College towers. The generous rear deck will be fine entertainment space all summer long.

- Striking architectural elements include a two story formal foyer and a huge, sky lit "Great Room" which is large enough for living, dining and family room experiences. The contrast between the vaulted ceilings and the expanse of premium grade cherry flooring is quite dramatic and impressive. During long Ithaca winters, friends and family will gather around the custom built fireplace with marble front and mantel.

- The house has 2657 finished square feet, with 4 bedrooms, 3.5 baths and an upstairs laundry. The master bedroom suite is at the rear of the house, with a lavish bath and huge walk in closet. The master bath features a walk in shower, Jacuzzi style tub, and very private lavatory.

- Cherry flooring has just been laid in the upstairs hallway. New owners will have the option of installing their favorite carpet (with a \$30/square yard allowance,) or applying that allowance to a different type of flooring.

**SOUND ADVICE FOR BIG DECISIONS.**



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- Entertainment and conversation flow easily between the cherry/stainless kitchen and the adjoining rooms. Make sure that you open the cabinet doors-a number of the cabinets include built in shelving, racks, and other great storage features. The large glass fronted cabinet is the ideal locale for your finest china and glassware...an unusual find in today's market. Fabulous, high gloss granite counters reflect the abundant light.

- The house has R-19 insulation in the walls and R-38 insulation in the attic. Anderson-brand (400 Series) windows are used throughout. The house has a Lennox high efficiency gas furnace, central air conditioning, and an oversized two car garage. The high and dry full basement is unfinished, but...all potential.

The rear yard is contoured to provide a level play area. A French drain was installed to make sure that the yard stays dry. Eighteen new trees have been planted in the rear and side yard.

Six Mile Creek Winery, Town parks offering soccer and baseball fields, and great sledding hills are all within walking distance.