

4803 March Avenue Features List  
Built by Alco Homes in 2018  
Architectural Design by John Lively & Associates

Quality Materials

Materials used in this home are typically used in custom homes. The builder wanted the property to feel like a custom home, not a spec home.

- Front door: Custom 11'x4' metal front door
- Windows and Exterior doors:
  - Windows and exterior doors are commercial grade products manufactured by Quaker
  - All of the windows and doors have been custom measure and built to fit the openings designed by the architects
  - All windows and doors are 3 1/4" thick ModerVu aluminum thermal break series
  - All glass in the windows and doors are Low E, argon filled, and Energy3S (triple silver)
  - All interior doors are modern Lincoln series, solid core
  - Custom mail-box
  - Custom made tile fireplace wall with a 54" direct vent gas fireplace linear series by Superior
  - 2 suites upstairs with spacious closets, walk-in attic storage and mechanical room, and a media/flex room that leads to an outdoor 2nd story balcony
- Kitchen:
  - Commercial grade Viking appliances in the kitchen
  - 2 sinks in the kitchen
    - (prep/vegetable sink and main sink conveniently located adjacent to the dishwasher)
  - Quartz countertops all throughout the house
  - Kitchen island with 18" of leg room, built in cabinets all throughout the kitchen island for additional storage
  - Cabinets are custom made by K.T.I, local high-end cabinet manufacturing company
  - Custom drawers with organization drawers for cutlery, cooking & baking pans, and liquor bottles
  - All cabinets and drawers are soft close
  - Beautiful and spacious pantry room with under counter lighting, soft close cabinets, and storage
- Dry Bar:
  - Beverage center at dry bar with a custom-made liquor drawer
  - Wine storage under the stairs + wine cooler that can hold up to 300 bottles
- Patio:
  - Outdoor cooking station with gas grill added 2020
  - Data and outdoor plugs at 5' for entertainment at outdoor patio wall
  - Additional plugs in the ceiling for electrical patio heaters
  - Cocktail pool added in 2020
    - Heated, self-cleaning with ozone system
    - Connected to smart hub via app
- Master suite:
  - Master suite designed by the builders with private entrance
  - Floor plan designed for efficient flow between bedroom, bathroom and closet
  - Direct vent fireplace
  - Custom barn door
  - Master closet with an island
  - Entire master bedroom suite has been sound proofed for a quiet evening
- Energy Efficiency:
  - Main water shut off valve conveniently located in the garage
  - 2 x Trane XR16 condensers for optimum energy efficiency
  - HERS score of 58
  - R-17 insulation
  - Gas, tankless water heaters
  - Gas heating
  - Radiant barrier in attic

4803 MARCH AVE DALLAS, TEXAS 75209

Information provided to current Sellers when purchased in 2021 by Previous Owners.