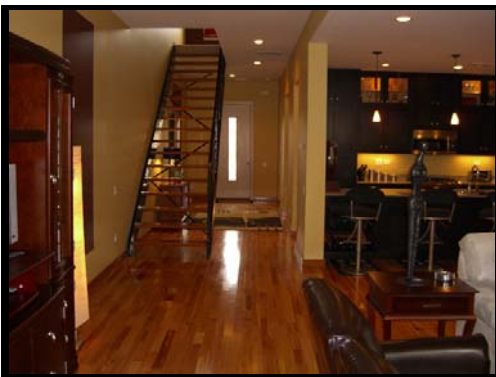




# THE ROOFTOPS

14 West Georgia  
Downtown Memphis  
3 Bedroom 3 Bath  
Plus Guest Quarters  
Contemporary Townhome  
with 2 Car Garage  
**\$435,000**

Third Floor Media Room    Stainless Appliances    Granite Countertops  
Spacious Rooftop Deck    Private Courtyard    No Monthly Fees  
Gas Fireplace    Gas Cooking    Double Garage  
Plus Bonus Side Yard and Awesome City View From Rooftop Deck!



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Company**  
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# THE ROOFTOPS



**14 West Georgia**  
**\$435,000**

## Flooring

Entire Downstairs  
Wide Plank Hardwood Flooring  
Bath/s & Laundry  
Custom Tile flooring

Upstairs Bedroom/s & Loft  
Carpet  
Front Stairs  
Open Wood Treads

## Stainless Steel Appliances

Gas Range  
Microwave Vent-hood  
Disposal

Side by Side Refrigerator  
Dishwasher

## Kitchen

Shaker Style Frame Door Cabinetry  
Brushed Nickel Hardware  
Under Counter Lighting  
Interior Cabinet Lighting

Granite Counters  
Custom Pendant Lighting  
42" Upper Cabinets  
Easy Flowing Open Plan

### Island

Sink  
Dishwasher  
Cookbook Niche

Granite Counters  
Seating Bar  
Wrapped w/ Cabinetry Front

## Great Room

Gas Fireplace w/Custom Surround  
Loaded with Recess Lighting  
Ceiling Fan

Coat Closet  
View of Private Courtyard  
Oversize Window

## Master Bath

Granite Counters  
Brush Nickel Hardware  
Chrome Faucets  
Mirror w/ inset Vanity Lighting  
Private Lavatory area

36" Cabinetry  
6' Jacuzzi w/ multi jets  
Frameless Glass Shower  
Dual Linen Storage  
Dual Sinks (Under-mount Bowls)

## Upstairs Guest Bathroom

Granite Counters  
Brush Nickel Hardware  
Tub/Shower combination

34" Cabinetry  
Chrome Faucets

## Downstairs Bathroom

Designer Vanity Pedestal Sink  
Oversize Walk-in Shower  
Custom Chrome Faucets  
Conveniently Located for Guests

**Bonus Room**

Located on 3<sup>rd</sup> Floor  
 Wet Bar with: Granite Counters, Cocktail Sink & Refrigerator  
 Loads of Light  
 Walk out to Roof Deck w/Views of the City

**Guest Quarters****(14 West Georgia)**

Carpet  
 Full Tub/Shower Bath  
 Kitchen w/Black Appliances  
 Dishwasher  
 Electric Range  
 Microwave

Private Stair Entry  
 Loads of Windows w/ Northern View  
 Spacious Closet Space  
 Generous Kitchen Cabinet Space

**Interior & Exterior Doors/Hardware & Windows**

2 Panel Doors w/ Antique Pewter Handle  
 Double Pane Windows and Doors

**Lighting**

Abundant Amount of Recessed throughout  
 Under Counter lighting in Kitchen  
 Complete Exterior lighting  
 Pendant Kitchen lighting

Vanity lights in all Baths  
 Walk-in Closet lighting  
 Fans in some rooms  
 Garage lighting

**First Floor**

Great Room  
 Bedroom, Dining or Library  
 2 Car Garage  
 Courtyard

Kitchen  
 Full Bath  
 Front Porch

**Second Floor**

Guest Bedroom  
 Master Bedroom  
 Laundry  
 Front Balcony (specific Plan)

Guest Full Bath  
 Master Bath  
 Upper Stair Reading Niche

**Guest Quarters**

Bedroom & Living Space  
 Full Bathroom

Kitchen  
 Private Rear Stairs from Exterior

**Third Floor**

Bonus Room  
 Roof Deck

**Exterior**

Entertaining Personal Courtyard  
 Private Roof Deck

Rare Find – Personal Side Yard  
 2 Car Garage

**For Sales Information Contact**

**Tracie Gaia**  
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**Visit our Website for More Information**  
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