

CUSTOM FEATURES

127 1/2 BANNER WAY

Lawrenceville

3 Bedrooms | 2 Full Baths | 2 Powder Rooms

Bonus Upper Family Room | Finished Game Room | Swimming Pool

Living Spaces

- Expansive windows flooding the home with natural light
- Three total balconies / decks for outdoor relaxation and entertaining:
- Second-floor urban-style deck with Trex flooring, mahogany siding, El Dorado stone, custom glass railings, and outdoor TV hookup
- Third-floor deck and private balcony off the bonus family room, finished with bluestone pavers
- Main-level poolside area accessed through the NanaWall system

Backyard Oasis

- Rare in-ground heated saltwater pool
- Stamped & colored concrete patio
- 2-year-old pump & salt generator system
- Safety pool cover
- Trex privacy fencing

Architectural Staircase

- Metal-framed floating design with red oak treads
- Over \$30,000 in frameless glass railings

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Main Level

- NanaWall folding glass wall system opening directly to the pool area — seamless indoor/outdoor living
- Andersen windows + Kawneer commercial storefront window
- Bosch appliances
- Built-in pantry storage
- Wine fridge
- Insteon smart lighting — Alexa compatible
- Quartz countertops with waterfall edge & full-height backsplash
- Custom cabinetry
- Illuminated bathroom mirror
- Dual-flush toilet
- 8' Thermo-Tru entry door

Second Floor

- Bluetooth ceiling speakers in bathrooms
- Kohler jetted tub
- Guest bath with handheld shower
- Lighted vanity mirrors
- Dual-flush toilets
- Large deck with Trex decking and custom glass railings

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Third-Floor Bonus Level

- Spacious bonus family room with powder room
- Large deck + private balcony with bluestone pavers
- Huge windows bringing in incredible light



Lower Level

- Finished game room / flex space
- Large storage room currently used as an exercise area



Carport

- Exposed aggregate concrete finish



Location Highlights

- Custom-built home located in the heart of Lawrenceville
- Close to restaurants, shops & cafés
- Easy commute to major hospitals, universities & the Strip District
- Quick access to main roads and city routes

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