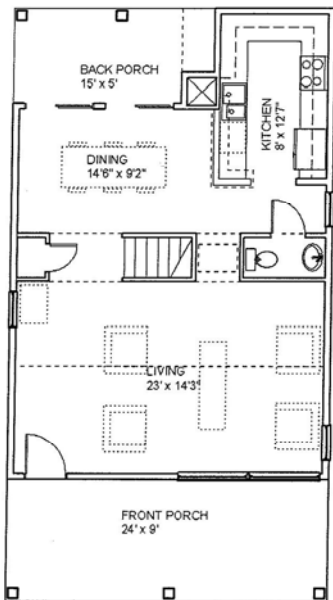


1207 McKenzie St. Petersburg 23803

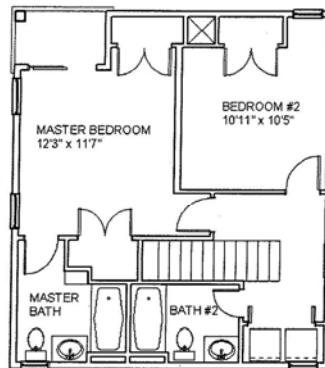


List Price **\$150,000**
Seller Concessions \$ **12,000**
Buyers cost **\$138,000**

**Grants available for lower interest rates.
Buyers must meet income qualifications**



1st Floor Plan



2nd Floor Plan



- Exterior walls are built with 2x6's and hold 50% more insulation than standard construction
- Sustainably harvested bamboo flooring with an attractive life of 50 years
- The electrical outlets in Pathways' houses are wired with 20 amp circuit breakers
- 14 S.E.E.R. heat pump, which can save up to 30% in heating and cooling costs each year
- Hand turned standing seam metal roof with a life expectancy is 100+ years
- Large useful front porch and rear deck
- Andersen Series 20, low-E windows, which meets EnergyStar performance requirements
- Maintenance-free ceramic tile flooring in the baths, kitchen and laundry areas
- Natural stone countertops
- Cabinets produced with low V.O.C. materials
- The indoor air quality is enhanced by using natural materials instead of vinyl and synthetic plastics, reducing the allergens and asthmatic triggers in this house
- HardiePlank exterior siding, which has a 50 year warranty, is non-toxic, rot resistant, highly durable, and environmentally friendly
- This house meets EarthCraft Tier 2 energy efficiency and healthy component standards
- Proceeds from the sale of this house will be reinvested in furthering community building activities in the City of Petersburg

**1200 W. Washington St.
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mwatts@pathways-va.org**