



# The Austin II

at Williams Woods

**\$389,900**

1219 Wellford Drive • Independence, Ky 41051

2,009 SF • Home Site WW289

## Features

- Open Kitchen/Great Room
- LVT Flooring Foyer, Hall, Hall Bath, Laundry, Great Room, Kitchen & Dining Area
- Stainless Appliances/Granite Counters
- Large Owner's Suite
- Tile Shower in Owner's Bath
- Covered Patio
- Finished Basement w/Half Bath
- Rinnai Tankless Water Heater
- Trane® S9V2 Gas Furnace with XR14 A/C

## Size

- 1st Floor 1,470 SF
- Lower Level 539 SF

Open Floor Plan



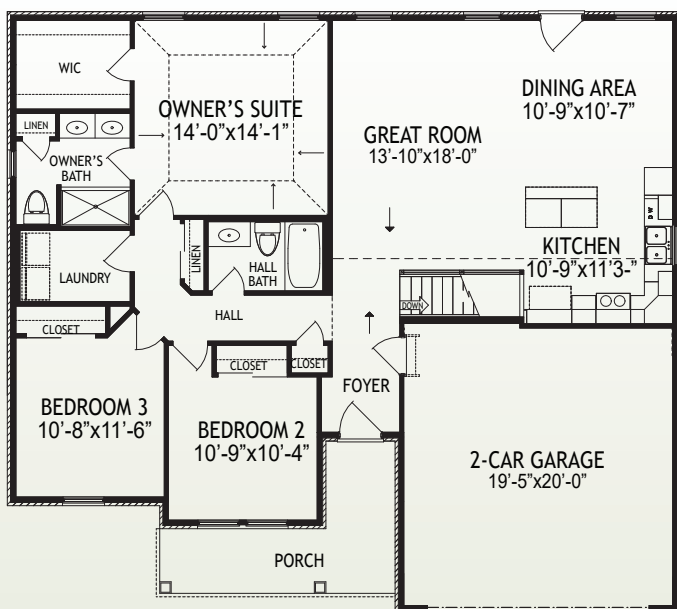
**49**  
HERS Score

**3**  
Bedrooms

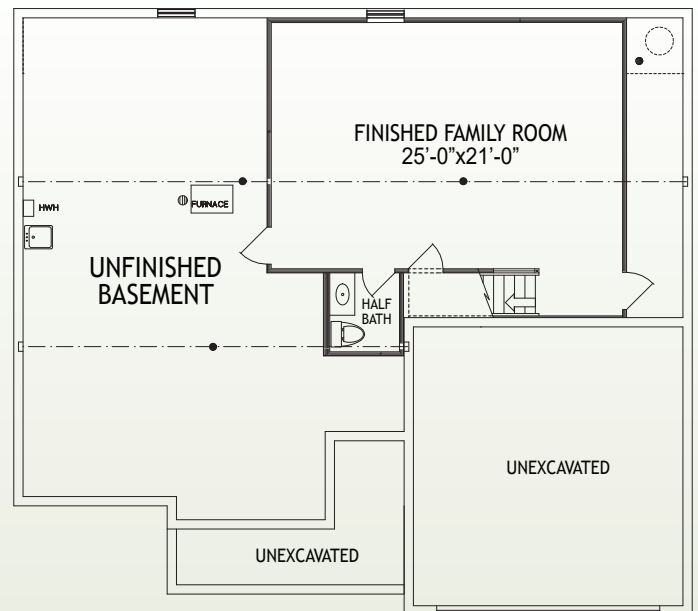
**2½**  
Baths

**P**  
Patio

**2**  
Car Garage



1st Floor



Lower Level

[www.arlinghaus.com](http://www.arlinghaus.com)

Brochure is for illustration purposes only. Plan and pricing subject to change.



09/26/23