

**Lot 65- 3386 Ryan Drive  
(Plan 303B Mod) - \$426,950**

**Exteriors**

- ◆ Elevation B(Hip Elevation) with 3 car garage
- ◆ Brick front elevation with maintenance-free limestone window sills
- ◆ Steel insulated front door with full sidelights
- ◆ Maintenance-free vinyl siding, aluminum soffit and fascia
- ◆ Insulated vinyl double pane windows with argon gas and energy efficient low – e glass (grilles in front only)
- ◆ Insulated vinyl double pane patio door with argon gas and energy efficient low – e glass
- ◆ HAAS® raised panel steel garage doors with one garage door opener over 16' garage door
- ◆ 25 year Owens Corning® asphalt roof shingles with ice and water shield

**Interiors**

- ◆ Finished Basement
- ◆ Signature Trim Package
  - ◆ Dining Room – Three piece crown moulding
  - ◆ Dining Room – Ceiling panel moulding
  - ◆ Dining Room – Wall paneling
  - ◆ Living Room – Three piece crown moulding
  - ◆ Living Room – Ceiling panel moulding
  - ◆ Living Room – Wall paneling
  - ◆ Foyer – Wall paneling
- ◆ 9 foot first floors
- ◆ Finished on-site wood floors in foyer, kitchen, breakfast room and first floor hallway; Ceramic in powder room and laundry room
- ◆ Wall to wall carpeting with bonded pad
- ◆ Tray ceiling in master bedroom
- ◆ 2 Story foyers
- ◆ 8' doors on first floor only
- ◆ 9 foot basement with 1' kneewall and plumbing rough-in for future bath
- ◆ 6 panel colonist smooth finish doors
- ◆ Schlage® 619 Brushed nickel accent levers
- ◆ 36" fireplace with ceramic and wood mantle surround
- ◆ Cable in family room, master bedroom and secondary bedrooms. Phone jack in master bedroom, breakfast area..
- ◆ 2 eye ball over fireplace, 4 can package in kitchen, 1 exterior can at butler pantry, and 2 cans in master bathroom
- ◆ Overhead light openings (reinforced for ceiling fan) in every bedroom
- ◆ Laundry recessed panel oak wall cabinets
- ◆ Free Standing Laundry Tub
- ◆ Venetian Silver light fixture package with fan/light kits in family room

**Kitchens**

- ◆ Aristokraft® Designer 30"recessed panel maple kitchen with 36" raised corner cabinets and microwave detail
- ◆ Crown on all cabinets
- ◆ Island per plan
- ◆ Low-level granite countertops with round-over edge
- ◆ Ceramic backsplash per plan
- ◆ Moen® Castleby Hi Arc faucet with sprayer Life shine stainless and Saucelito undermount sink
- ◆ Butler pantry per plan with glass mullion door
- ◆ Stainless Steel range with microwave, dishwasher, and garbage disposal
- ◆ Icemaker line to refrigerator

**Bathrooms**

- ◆ Pedestal lavatory with elongated bowl and Moen® Castelby High Arc widespread Life shine satine fixture in Powder room
- ◆ Ceramic floor tile in all baths and laundry room
- ◆ Double bowl, cultured marble vanity in master bath with Moen® Castelby High Arc widespread Life shine satine plumbing fixtures
- ◆ Double bowl, cultured marble vanity in hall bath with Moen® Chateau chrome single lever handle plumbing fixtures
- ◆ Enclosed water closets in master bath
- ◆ Ceramic tub and shower surround in master bath
- ◆ 72" whirlpool tub with integral arm rests
- ◆ Glass shower doors at master bath
- ◆ Maintenance-free Lasco® one-piece fiberglass hall shower/ tub
- ◆ 34 1/2" flat panel oak cabinets at master bath

**Quality Building Features**

- ◆ All stick framing
- ◆ 16" on center walls and rafters
- ◆ 3/4" OSB tongue and groove flooring secured with ringshank nails to reduce squeaks and pops
- ◆ Drywall is screwed and glued
- ◆ Basement walls damp proofed with asphalt binder
- ◆ Basement floor slab 4" concrete over 4" crushed stone
- ◆ 200 amp electrical service with circuit breakers
- ◆ R-11 Batts in ceilings with R-27 blow in for tight insulation and R-13 batts in wall
- ◆ Solid cold air returns
- ◆ Digital thermostat
- ◆ Garage completely drywalled and taped
- ◆ 50 gallon hot water heater
- ◆ 80% Energy efficient York® furnace and 13 seer air conditioner (size per plan) with humidifier

**\$60,000 Builder Incentive Available**