

**Lot 9 - 425 Ryan Drive
(Plan 304B)- \$439,950**

Exteriors

- ◆ Elevation B (Hip Elevation) with 3 car garage
- ◆ Brick front elevation with maintenance-free limestone window sills-one ton of stone in corners and brick over garage
- ◆ 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
 - ◆ Foyer- Two piece crown moulding
- ◆ Finished Basement
- ◆ 9 foot first floors
- ◆ 14 foot ceiling in family room vaulted
- ◆ Finished on-site wood floors in foyer, kitchen, and breakfast room first floor hallway; Ceramic in sunroom, laundry, mud room and powder room
- ◆ Wall to wall carpeting with bonded pad
- ◆ 8' doors on first floors only
- ◆ Tray ceiling in master bedroom
- ◆ 2 Story foyers
- ◆ 9 foot basement with 1' kneewall and plumbing rough-in for future bath
- ◆ 6 panel colonist smooth finish doors
- ◆ Schlage® 619 Satin Nickel accent levers
- ◆ 36" fireplace with ceramic and wood mantle surround
- ◆ Cable in family room, master bedroom, and sunroom. Phone jack in master bedroom, breakfast area and sunroom
- ◆ 2 eye ball over fireplace, 5 can package in kitchen, 2 cans in master bathroom and 1 can at butler's pantry
- ◆ Overhead light openings (reinforced for ceiling fan) in every bedroom
- ◆ Laundry recessed panel oak wall cabinets
- ◆ Venetian Silver light fixture package with fan/light kits in family room

Kitchens

- ◆ Butler pantry per plan
- ◆ 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 High Arc faucet with sprayer Life shine stainless and Saucelito undermount sink
- ◆ Stainless steel range with microwave, dishwasher, and garbage disposal
- ◆ Ice maker line to refrigerator

Bathrooms

- ◆ Ultra Master Bath Option
- ◆ Larger pedestal lavatory with elongated bowl and Moen® Castleby High Arc widespread Life shine satine fixture in Powder room
- ◆ 3 1/2 bathrooms
- ◆ Ceramic floor tile in all baths
- ◆ 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 Jack and Jill bath with Moen® Chateau lever single handle chrome plumbing fixtures
- ◆ 3rd bath in hall with cultured marble vanity and Moen® Chateau chrome single lever handle plumbing fixture
- ◆ 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

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 batt 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