

Lot 123- Angela
(Plan 301B Mod) \$509,950

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
- ◆ Morning room 16' x 12'
- ◆ 8' tall steel insulated front door with full sidelights and storm door
- ◆ 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
- ◆ Raised panel steel garage doors with vinyl R-7 insulation with one garage door opener over 16' garage door
- ◆ 30 year Owens Corning® asphalt roof shingles with ice and water shield
- ◆ Exterior trim detail at front entry

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 – 2 piece crown moulding
- ◆ 9 foot first floors
- ◆ Finished on-site wood floors in foyer, kitchen, breakfast room, family room, morning room, first floor hall way and powder room; ceramic tile in laundry
- ◆ Wall to wall carpeting with bonded pad
- ◆ Tray ceiling in master bedroom
- ◆ 2 Story foyers
- ◆ 9 foot basement with rough-in plumbing for future bath with kneewall
- ◆ 6 panel colonist doors with 8' tall doors on the first floor
- ◆ Schlage® 619 satin nickel accent levers
- ◆ 36" fireplace with ceramic and wood mantle surround
- ◆ Cable in family room, master bedroom, secondary bedrooms and study. Phone jack in master bedroom, breakfast area and study.
- ◆ 2 eyeball over fireplace, 5 can package in kitchen, and 2 cans at master bathroom, 1 at butler's pantry
- ◆ Overhead light openings (reinforced for ceiling fan) in every bedroom
- ◆ Laundry recessed panel oak wall cabinets
- ◆ Venetian Silver light fixture packages with fan/light kits in master bedroom and family room

Kitchens

- ◆ Gourmet 36" flat panel maple kitchen with 42" raised corner cabinets with microwave detail
- ◆ Crown on all cabinets
- ◆ Island per plan
- ◆ Low level round over edge granite countertops
- ◆ Ceramic tile backsplash per plan
- ◆ Double bowl, stainless steel, undermount Saucelito sink with Moen® Castleby High Arc stainless faucet with sprayer
- ◆ Ice maker line to refrigerator
- ◆ Stainless Steel cooktop, double oven, dishwasher and microwave
- ◆ Butler pantry per plan

Bathrooms

- ◆ Larger pedestal lavatory with elongated bowl and Moen® Castleby Hi Arc Lifeshine Satine widespread plumbing fixture in Powder room
- ◆ 3rd bath upstairs
- ◆ Ceramic floor tile in all baths excluding powder room
- ◆ Double bowl, cultured marble vanity in master bath with Moen® Castleby Hi Arc widespread Lifeshine Satine plumbing fixtures
- ◆ Double bowl, cultured marble vanity in hall bath with Moen® Chateau chrome single lever handle plumbing fixtures
- ◆ Enclosed water closet in master bath
- ◆ Ceramic tub and shower surround in master bath
- ◆ 72" whirlpool tub with integral arm rests
- ◆ Clear glass shower doors at master bath
- ◆ Maintenance-free Lasco® one-piece fiberglass ball shower/tub
- ◆ 34 1/2" flat panel maple cabinets at master bath w/ drawers

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
- ◆ Floor slab 4" concrete over 4" crushed stone
- ◆ 200 amp electrical service with circuit breakers
- ◆ R-38 blow in cellulose insulation for tight insulation and R-15 cellulose insulation in walls
- ◆ 90% Energy efficient Rheem® furnace and 13 seer air conditioner (size per plan) with humidifier
- ◆ Solid cold air returns
- ◆ Digital thermostat
- ◆ Garage completely insulated, drywalled and taped
- ◆ 75 gallon hot water heater

\$70,000 Builder Incentive
Available!!!

