



## Standard Features

- **Community Amenities**
- Belgian Block Curbing
- Home sites to be Graded and Seeded
- .36 Acre lots and up to 2.2 Acre
- All Underground Utilities
- Concrete Walkways from Driveway to Front Door
- Sidewalks on One Side of Street
- Natural Gas
- Septic and Well

## Outstanding Special Features

- 3 or 4 Bedrooms including Master Suite
- 2 ½ Bathrooms
- Eat in Kitchen
- Living Room & Formal Dining
- 12 Course Basement
- Two Car Front or Side Entry Garage
- 30 Year Timberline Roof
- 9ft. Ceilings on First Floor
- Ceramic Tile in Foyer, Kitchen, Hallway & Powder Room
- Insulated Overhead Garage Doors
- Wall to Wall Carpeting with Padding
- Walk in Closet(s) Master Bedroom
- 2 Phone & Cable Outlets
- Paved Driveway
- Maintenance Free Vinyl Windows
- Carpeted Staircase with Oak Rails & Painted Spindles

- **Luxurious Bathroom Features**
- Shower in Master bath
- Ceramic Tile in choice of Colors
- Color Coordinated Fixtures
- Oak Vanity Cabinet Doors
- Linen Closet
- His & Her Vanity with dual sinks

## Energy Saving Features

- 1 or 2 Zone Gas Heating & Air Conditioning system with 90% High Efficiency Furnace Depending on Model
- High Efficiency 50 Gallon Hot Water Heater
- Energy Flow Control Shower Head
- R-30 Insulation Ceilings
- R-13 Insulation Walls
- Insulated Patio Doors

## Optional Home Selections

- Home stereo and Intercom System
- Microwave Oven
- Upgraded Kitchen Cabinets
- Granite Countertops
- Harwood Floors
- Upgraded Appliance Package
- Wood or Gas Fireplace
- Additional Course basement

\*Subject to government regulations, estimated measurements, prior sale, withdrawal, errors and omissions, or change without notice. \*\*Vote Finishes & Amenities are subject to change. Please confirm at time of Contract.

## Gourmet Kitchen Features

- 36" Kitchen Cabinetry with Crown Moulding
- Ceramic Tile in Choice of Colors
- Self Cleaning Gas Range
- Dishwasher
- Range Hood with 2 speed exhaust fan
- Genuine Oak Cabinet Doors in choice of colors
- Recessed Light above Kitchen Sink
- Moen Stainless Steel Sink
- Center Island or Breakfast Bar
- Wilsonart Laminate Countertops in choice of colors

## Superior Quality Construction

- Conventional Wood Construction Frame
- Insulated Single Hung Vinyl Windows with Grills & Screens
- Solid Vinyl Siding
- White Aluminum Leaders and Gutters
- Garage Fully Sheet rocked
- 150 Amp Electrical Service
- 2 Weatherproof Exterior Water Faucets
- 2 Weatherproof Exterior Electric Outlets
- Smoke and Carbon Monoxide Detectors
- Pull Down Attic Stairs
- 2 ¼" Standard Base Moulding

*For further information, please contact*

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