

GRAND FEATURES



Elegant Interiors

- Hardwood on first floor, except master bedroom in *Colebrook* and den in *Senator*
- 9' ceilings on 1st floor
- Smooth/flat ceilings on 1st and 2nd floor
- Wall to wall carpeting in all bedrooms, upstairs hall
- Tile floors in laundry
- Six panel molded doors with painted wood trim
- All closets with wire shelving
- All interior finished house walls and trim painted off white
- Prewiring for 2 telephone outlets and 4 cable television outlets
- Hook-ups for washer and dryer
- Decorator lighting package
- Electric smoke and carbon monoxide detectors with battery backup
- Gas fireplace with tile hearth and surround with mantle
- Sill and apron interior window trim surround
- Oak treads and painted risers on main staircase
- Rails and spindles to foyer stairs
- Electric garage door openers with remotes

Spacious Kitchens

- Elegant or Luxor series cabinets
- Crown molding over 36" upper cabinets in kitchen
- Granite kitchen counters (type A choices) with 4" granite backsplash
- Kitchen island overhang
- Gourmet or larger single stainless steel undermount kitchen sink
- Pull out kitchen sink faucet
- Waterline for future ice maker
- Choice of electric or gas range hook-up
- Vented microwave hood hook-up and installation
- Built-in dishwasher hook-up and installation
- Garbage disposal hook-up and installation
- 6 recessed lights
- \$2,500 appliance allowance

Distinctive Baths

- Taller vanities in full baths to match kitchen cabinetry
- Mirror above vanities
- Elongated porcelain toilets in white
- 2 cm granite vanity tops with white undermount bowl
- White pedestal sink with oval mirror in powder room
- Fiberglass bathtubs/showers in white
- Luxurious soaking tub and separate shower in master bath except *Colebrook*
- Glass shower door in master bath
- Double sinks in master bath
- Full baths with exhaust fan/lights and exhaust fan in powder room
- Tile floors in full baths

Stylish Exteriors

- Asphalt 30 year architectural roof shingles
- Vinyl clapboard siding with white wide cornerboards
- Prefinished white steel carriage style garage doors with decorative hardware
- 1 exterior spotlight
- 2 exterior electrical outlets
- 2 exterior water faucets
- Seamless aluminum white gutters and downspouts
- Paved driveway up to 900 square feet
- Landscaped lawn in front yard and side yards and 25 feet in rear
- Eight shrubs in front of house
- Vinyl shutters or wide window trim for most windows on front of house
- Most windows other than foundation windows are prefinished white vinyl Low E Argon with grilles between the glass
- Operable windows are single hung, sliding and casements
- Screens on operable windows
- Insulated exterior swinging doors
- Prefinished white vinyl sliding glass patio door with grills and screen
- Decorative stone pavers from front steps to driveway
- Cultured stone around front entrance
- Portico front entrance for *Senator - Highgrove*
- Skirtboard on front and sides of house

Secure Structural Components

- Poured concrete foundation with full basement
- Poured concrete basement floors
- OSB sheathing on roof and exterior walls
- Sub-floors – 3/4" OSB tongue and groove, glued, nailed and screwed
- Pre-engineered wood truss roofs in most roof areas
- 2 x 6 wood framing 24" on center on most exterior house walls
- 2 x 4 wood framing 16" on center on most interior house walls
- Sheetrocked walls in interior finished house
- Finished exterior wall insulation 5 1/2" fiberglass batts (R-19)
- Attic insulation is 12" fiberglass (R-38)
- Sloped ceilings are 9" fiberglass (R-30)
- 200 amp electrical service
- City water and city sewer
- Natural gas fired 50 gallon hot water heater
- Natural gas fired high efficiency furnace providing hot air heat with 2 zones
- Central air conditioning with 13 SEER condenser
- Underground wiring for electricity, telephone and cable television