



**3113 SQ FT 2 STORY 4 BEDROOM  
STANDARD FEATURES**

**BASE PRICE (\$279,500) INCLUDES THE FOLLOWING:**

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| <p><b><u>Entry</u></b></p> <ul style="list-style-type: none"><li>• Tile or wood floor</li><li>• Vented storm door</li><li>• Plant ledge</li></ul> <p><b><u>Dining Room</u></b></p> <ul style="list-style-type: none"><li>• Cased opening</li><li>• Carpeted</li></ul> <p><b><u>Den/Office/Flex Room</u></b></p> <ul style="list-style-type: none"><li>• French doors</li><li>• Carpeted</li></ul> <p><b><u>Kitchen</u></b></p> <ul style="list-style-type: none"><li>• Winged Center island w/snack ledge</li><li>• Birch cabinets</li><li>• Wood floor</li><li>• 6 can lights</li><li>• 4 pendants lights</li><li>• Solid surface countertops</li><li>• Vaulted ceiling with trapezoid window:</li><li>• 12x12 tile on diagonal (see allowance)</li></ul> <p><b><u>Powder Room</u></b></p> <ul style="list-style-type: none"><li>• Pedestal sink</li><li>• Mirror</li><li>• Moen "Eva" chrome faucet</li><li>• Moen chrome bathroom accessories</li></ul> <p><b><u>Drop Zone/Mud Room</u></b></p> <ul style="list-style-type: none"><li>• Vinyl floor</li><li>• Wire Shelvintg</li></ul> <p><b><u>Laundry Room</u></b></p> <ul style="list-style-type: none"><li>• Located on 2nd floor</li><li>• Deep sink with cabinet</li><li>• Vinyl floor</li><li>• 30 in. upper cabinet with hanging rod</li></ul> | <p><b><u>Main Bath</u></b></p> <ul style="list-style-type: none"><li>• Shower/tub combination surround</li><li>• Birch cabinets</li><li>• Tile floor</li><li>• Granite-look onyx sink/countertop</li><li>• Mirror</li><li>• Moen "Eva" chrome faucet</li><li>• Moen chrome bathroom accessories</li></ul> <p><b><u>Master Bath</u></b></p> <ul style="list-style-type: none"><li>• Corner Whirlpool</li><li>• 12x12 whirlpool tile (see allowance)</li><li>• 3X4 Shower surround</li><li>• 36" tall birch vanity</li><li>• Granite-look onyx sink/countertop</li><li>• Tile floor</li><li>• Mirror</li><li>• Moen "Eva" chrome faucets</li><li>• Moen chrome bathroom accessories</li></ul> <p><b><u>3rd Bath in Front bedroom</u></b></p> <ul style="list-style-type: none"><li>• Shower/tub combination surround</li><li>• Birch cabinets</li><li>• Tile floor</li><li>• Granite-look onyx sink/countertop</li><li>• Mirror</li><li>• Moen "Eva" chrome faucet</li><li>• Moen chrome bathroom accessories</li></ul> <p><b><u>Master Bedroom</u></b></p> <ul style="list-style-type: none"><li>• All crank out windows</li><li>• Double boxed ceiling</li><li>• Switched for ceiling fan</li></ul> <p><b><u>Other Bedrooms</u></b></p> <ul style="list-style-type: none"><li>• All have walk in closets</li><li>• Wire shelving in closets</li><li>• Switched for ceiling fans</li></ul> | <p><b><u>Allowances*</u></b></p> <ul style="list-style-type: none"><li>• Carpet \$20.00 per yd.</li><li>• Vinyl \$16.00 per yd</li><li>• Floor tile \$6.50 per ft</li><li>• Ceramic back splash \$11.50 per ft</li><li>• Whirlpool tile \$9.50 per ft</li><li>• Lights \$1800</li><li>• Appliances \$1800</li><li>• Front door \$300</li></ul> <p><b><u>Special Features</u></b></p> <ul style="list-style-type: none"><li>• 5 yr. basement damp proofing</li><li>• 3 in casing/4 in base white painted MDF</li><li>• Masonite paneled white painted doors</li><li>• 12X14 cement patio</li><li>• 3/4 bath rough-in in basement</li><li>• Lap siding on all sides of house</li><li>• Brick pillars on front stoop</li><li>• 9 ft basement ceiling</li><li>• 8 ft steel garage doors</li><li>• 3 car garage</li></ul> <p><b><u>Options</u></b></p> <ul style="list-style-type: none"><li>• 10 ft ceilings on main level/8 ft doors</li><li>• Stone/stucco front</li><li>• Quartz/Granite countertops</li><li>• 4 car tandem garage</li><li>• Walk-out basement</li><li>• Cedar or composite decks</li><li>• Finished basements</li><li>• Brushed Nickel plumbing fixtures</li><li>• Double oven/gas cook top</li><li>• 4 car tandem garage</li><li>• Mouldings on columns/openings in dining</li><li>• Wood floor in dining room with inlays</li><li>• Arched two car garage door opening</li><li>• Stamped/Colored/Stained concrete</li><li>• Home Audio system/alarm/intercom</li></ul> |
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\* Effective 5/10/07. Allowances and standard features are subject to change.