

Home Features

RANCH FLOOR PLANS

COLONIAL I & II

1,075 sq ft./1,236 sq. ft., 2 bedrooms, 2 full bathrooms
(no fireplace)

1 car garage **\$450,400**

2 car garage **\$460,400**

CRESTWOOD I & II

1,415/1,427 sq. ft., 2 bedrooms, 2 full bathrooms

1 car garage **\$463,000**

2 car garage **\$473,000**

CASTLETON

1,449 sq. ft., 2 bedrooms, 2 full bathrooms

2 car garage **\$476,000**

CASTLETON EXT.

\$483,000

1,535 sq. ft., 2 bedroom, 2 full bathrooms

2 car garage

TWO-STORY FLOOR PLANS

ARBOR WITH OFFICE

\$493,000

1,774 sq. ft., 2 bedrooms, 2 1/2 bathrooms

2 car garage

APPLETON WITH OFFICE

\$503,000

1,928 sq. ft., 2 bedrooms, 2 1/2 bathrooms

2 car garage

KITCHEN

- Granite countertops from Builder's Selection
- Double or Single bowl Sterling 8" undermount stainless steel sink
- Microwave over range
- Birch cabinets, soft close drawers, crown molding, lazy susan corner cabinet.
- Electric hookup for range is standard. Upgrade to gas available.
- GE stainless steel appliances (white and black available upon request): electric range, dishwasher, microwave. \$1,200 allowance if buyer makes own selections.
- Brushed nickel faucet (as shown in model home).

BATHROOMS

- Granite countertops from Builder's Selection
- 5' one-piece fiberglass shower or tub surround
- Light fixture & mirror over vanity (builder's choice)
- Vent/Fan with light included in all baths
- Linen closet in master bathroom.
- Tile flooring
- Comfort height toilets
- Brushed nickel faucets

INTERIOR

- Automatic fire sprinklers throughout the home
- Cathedral ceilings, per plan
- 5 ¼ baseboard molding
- 2 ½ window and door molding
- Brushed nickel lever door handles.
- Cathedral in living room and master bedroom, per plan
- Gas fireplace (blower, remote optional)
- Sherwin Williams paint, cashmere low lustre. Two standard colors to choose from (Alabaster or Agreeable Grey). Cashmere medium lustre on trim.

Updated: 12/30/21

EXCLUSIVELY MARKETED BY: KELLER WILLIAMS GATEWAY REALTY

- Flooring: Red oak prefinished natural hardwood flooring in kitchen, foyer, dining room, living room and hallway.
- Tile from builder's selection in bathrooms, laundry.
- Carpet: Installed w/ 8 lb. pad in all bedrooms. \$24 sq. ft.

EXTERIOR

- Roof: GAF or IKO AR 30-year Architectural Shingles, Color: Weatherwood.
- Ice & water shield, metal drip edge, vented soffits and ridge
- Harvey Vinyl Siding. Buyer to choose from builder's selection.
- Gutters, front and rear.
- Shutters: Front of home only, buyer to choose from builder's selection.
- Windows: Harvey vinyl windows, tilt-out, Lo-E insulated glass with Argon gas, full screens
- Exterior light at front and back door.
- Landscaping: Homes accented with shrubbery. Vinyl fencing and shrubbery between some units at builder's discretion. All landscaping at builder's discretion.
- Irrigation: Landscape sprinklers for each unit per builders plan. Maintained by Condominium Association.
- Driveway: Paved driveway and walkways.
- Front Entrance: All homes have a covered front entrance with composite decking.
- Garage: Single or two-car attached garages. Automatic door openers. Insulated Raised Panel doors. Exterior keypads are optional. See upgrades.

CONSTRUCTION

- 2 x 6 plates
- 2 x 6 wood studs
- 2 x 4 wood studs in garage
- 2 x 10 wood joist 3/4" tongue & groove flooring
- Poured concrete footings and walls
- 8" Minimum foundation walls
- 4" Concrete basement and garage floors

HEATING & COOLING

- Single zone. Forced hot air, direct vent 92% efficiency gas furnace.

- Gas 40-gallon hot water heater. Can be upgraded to Rinnai tankless hot water heater, see upgrades list.
- Central air conditioning in all units.
- Insulation: R-38 Attic, R-30 Basement, R-21 Exterior walls

UTILITIES

- Underground electric; provider: Liberty Utilities
- Telephone; providers: Comcast
- Cable TV – provider: Comcast
- Private, weekly curbside trash pickup included in HOA fee
- Propane: Underground storage tank, separately metered. All homeowners will receive discount on propane prices for 5-year contract with Eastern Propane.

ELECTRICAL

- Smoke and carbon monoxide detectors
- Two exterior GFI outlets
- 2 cable and 2 CAT phone outlets
- 5 recessed cans in kitchen
- 1 motion light at garage doors
- 2 bedroom ceiling lights
- 2 bath exhaust fan/lights
- Wired for microwave over stove
- Wired for paddle fan in living room and master bedroom (fan supplied by buyer)
- 100 amp electrical service
- All light fixtures supplied by builder. No credit if buyer chooses to supply light fixtures.

CONDO FEE - \$220/month

- Private, weekly curbside trash/recycling pickup
- Landscaping
- Snow Removal (road, driveway, walkways)
- Landscape Irrigation (front and sides of each unit)
- Water & Sewer (Community well with back-up generator power. Community septic system.)
- Clubhouse
- Master insurance policy for common area & clubhouse