

Lot 34 Winchester 2602 Sq. Ft. Home 4 Bedroom 2-1/2 Bath 3 Car Garage

All Standard Specs Included in Price:

Extras Included in Price:

6' x 20' Front Porch with Trex Decking and 8" Columns Shake Siding located in 3 Front Peaks Paver Brick Front Walk 12' x 16 Rear Paver Brick Patio Shiplap Walls 36" High in Mudroom Deacons Bench in Mudroom (See Allowance) Tiled Master Shower with Duel Shower Heads (See Allowance) 3/8" Frameless Master Shower Door Tile located in Mudroom, Laundry Room and Baths 3" Oak Flooring located in Kitchen, Dinette, Study, Dining Room, -- Family Room, Foyer and 2nd Floor Hall Balance of Home to \$18.00 per yard Carpet over 6lb Pad 9 LED Recess Lights 3 WiFi Garage Door Openers

Allowances Included in Price:

Total Price of Home:	\$ 714,900.00
Carpet	\$ 2,050.00
Master Shower Door	\$ 1,500.00
Tiled Master Shower	\$ 2,500.00
Tile	\$ 2,950.00
Lighting	\$ 3,000.00
Appliance	\$ 4,500.00
Cabinets/Granite	\$ 19,500.00



STANDARD SPECS

Foundation

10" Foundation Walls 10' x 25' Footings

Structural

Exterior 2 x 6 x 16" on center Interior 2 x 4 x 16" on center Sub Floor 3/4 Tongue & Groove Exterior Sheathing 1/2 COX Plywood Exterior Sheathing 7/16 OSB Board

Siding

Vinyl Clap Board Siding Vinyl and Aluminum Trim Corner Posts and Skirt Boards Aluminum Gutters and Leaders Shutters located on Front of House

Windows

Windcore 500 Series with Low E Glass Double Pane Insulated Argon Gas Filled Double Hung Tilt Windows Screens and Grills

Roofing

30 Year Architectural Shingles

Exterior

Process Driveway with Paved Apron Paver Brick Walk to Front Door 12' x 16 Rear Patio Lot Finished, Graded and Seeded

Insulation

Barricade Housewrap 2nd Floor Ceiling R-49 Exterior Walls R-21 Basement Ceiling R-30

Heating, Venting & Air Conditioning

2-Zone Gas Hot Air Heating with A/C Dryer Venting to Outside Attic Scuttle Soffit and Ridge Vent

<u>Fireplace</u>

Gas Free-Standing Fireplace with Marble - and Wood Mantle

<u>Plumbing</u>

Kitchen Sink, Double Bowl, Stainless Steel - Under Mount
One Piece Fiberglass Tub or Shower
Faucets - Delta or Equal
2 Exterior Faucets Provided
Washer & Dryer Hookup
Plumbing Supply Line: Copper/Pex
Drain Lines: ABS
Tiled Shower located in Master Bath
3/8" Frameless Master Shower Door

Electrical

200 Amp Service
Garage Pre-Wired for Openers
2 Exterior Plugs
Smoke Detectors Provided Per Code
1 Phone Jacks, 5 Cable Jacks
Fan Lights located in all Baths

Appliances

Dishwasher by GE Stainless Steel Range Electric Self-Cleaning by GE Stainless Steel Microwave by GE Stainless Steel Refrigerator by GE Stainless Steel

<u>Flooring</u>

Oak Flooring located in Foyer, Kitchen, Dinette -- Dining Room, Family Room and 2nd Floor Hall Tile located in Mudroom and Baths Wall to Wall Carpeting in all areas, \$18.00 per Yard

Interior Finish

6 Panel Style Interior Doors (Masonite)
White Pine Trim Colonial Type
Pine Cased Openings Colonial Type
Walls Painted 2 Coats - Color TBD
Trim Painted White Semi-Gloss Latex
Moisture Resistant Sheetrock around Tubs
Ceilings Sprayed Flat White
Stairs to be Oak Treads and Popular Risers
French Paneling with Crown Molding and Chair Railing in Dining Room

<u>Cabinets</u>

Custom made Raised Panel Cabinets & Vanities Granite Counter Tops in Kitchen and Baths



























