



605 BALSAM BLVD

Lake Forest Development

Builder: Marty Solmon Construction

A 1-1/2 story home built on a wooded 120' x 185' - 22,379 sq. ft lot.

3 Bedroom- 3 Bath

Main level- 1828 sq. ft.

Upper level- 730 sq. ft.

Total home footage - 2558sq. ft

3 Car Garage - 1000 sq. ft.

Exterior:

- LP SmartSide siding & trim with board & batten gables
- Siding Colors-: Siding- Chocolate, Gables – Canyon, Trim- Sand
- Architectural Shingles: Color- Antique Brown
- Timber Frame Entryway
- Exterior Stone Wainscoting: Bucks Creek Rubble
- Front entry & service doors - Craftsman style insulated fiberglass doors Quickset entry key pad & dead bolt locks
- Front & rear door lighting
- Front doorbell & chime
- Garage Doors- Carriage House, Metal insulated raised panel overhead doors, top panel window, opener included
- 10' x14' covered concrete entry porch
- Back Patio 16' X 20'
- Concrete front side walks & drives way
- Windows & Patio door- Minnkota windows with 7/8" insulated glass, welded PVC frame, white exterior & interior color with wood jambs.
- 2 exterior water spigots
- 2 exterior weatherproof exterior outlet boxes
- Landscaping- Around the entire house, lawn seeded
- Yard sprinkling system included
- Exterior Christmas light outlets on the soffit with interior switch

INTERIOR

- Tile, carpet & plank laminate flooring
- Designer lighting fixtures
- Clear poplar three panel interior doors
- Wide trim
- Living room gas fireplace with stone finish & mantel

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KITCHEN

- Staggered upper cabinets
- Custom Black Walnut cabinetry with adjustable shelves
- Hi end Appliance package with beverage refrigerator
- Walk in pantry
- Kitchen Island & perimeter counter tops: Camelot white granite
- Granite window sill
- Stainless steel Double- bowl under-mount sink
- Garbage disposal

BATHS

- Custom vanity walnut cabinets in all bathrooms
- Large Master Bath Suite with a 5' shower & 5 ft. corner soaking tub, 2 under mount sinks, White Pearl quartz counter tops
- Tile floor & wainscoting
- Quartz window sills by tub
- Toilet closet
- Main floor bath with shower & linen closet
- Arctic white quartz counter top

- Upper floor: 3/4 bath, Aria quartz counter top
- Mirrors in all bathrooms

LAUNDRY

- Large main floor Laundry
- Hook-ups & dryer venting
- Laundry Sink

Main floor: spacious storage or office room

SECOND STORY

- ¾ Bath
- Family room with storage closet
- Bedroom with walk-in closet

GENERAL CONSTRUCTION

- Floor truss system with ¾ sub floor
- 2 x 6 exterior wall framing
- 2 x 4 interior wall framing
- 7 16" OSB on walls
- 1/2" OSB on the roof
- 200-amp electrical service
- Smoke & carbon monoxide detectors
- Engineered roof truss system
- Poured concrete footings & slab insulated 1-1/2

foam

- Insulated foundations 2" foam

HEATING & WATER

- High efficiency natural gas forced air furnace with air conditioner & air exchanger
- Electric Garage heater
- In floor heat tubing installed throughout the home, boiler not included
- 50 Gal electric water heater
- Water softener rough-in
- Spray foam in all walls, including garage & roof of the second story
- 16" Blown in fiberglass insulation in ceiling with vapor barrier
- City sewer & water

NEW HOME WARRANTY

- Name brand manufactures' limited warranties
- One year material & workmanship warranty
- Two-year mechanical systems warranty
- Ten-year structural warranty

Assessments not included

Asking price: \$44900.00