

The Embassy III

A spacious comfortable two story home



Mid 300's + lot **2,950 Sq Ft** **5 BR / 3.5 Baths** **Embassy III Two Story**

Welcome home! Style, comfort and convenience. A two story that just feels like home. It comes with everything standard. There is even a bedroom or office with a full bathroom on the first floor.

Exterior Standard Features:

- 9 foot foundation walls
- Stone and stucco front
- 30 year Tamko Heritage roof
- Casement windows on front elevation
- Custom mahogany exterior doors
- Stained/stamped patio 11'x22' on a flat lot
- Garage openers
- 2 electrical outlets & 2 water spigots
- Optional elevation choices
- Sump pump (excludes walk-outs)
- Lawn completely sodded
- Trees planted as per city requirements
- Sprinkler system allowance of \$3300
- Covered outdoor living area with fireplace

Standard Allowances

Appliances	\$3500
Light Fixtures	\$2100
Landscape	\$2500
Carpet	\$16
Stair Carpet	\$20
Tile	\$9
Trees	Per Code
Sod	Complete
Sprinkler system	\$3300

Standard Energy Features

- Low E Argon windows
- High efficient American Standard furnace/AC
- Vapor membrane home wrap system
- R13 Wall insulation
- R49 Attic blown insulation
- 8' Steel insulated garage doors
- Energy saving air seal foam & caulk package
- HERS rated

Specifications Subject to Change





Kitchen cabinets available in painted enamel or stained wood finish

Interior Standard Features

- Open vaulted entry with rounded staircase
- 9 Foot Ceilings on Main Level
- Formal dining room with 6' wainscoting
- 3 1/4" Random width rustic Maple hardwood
(Entire 1st floor except Office/Bedroom)
- Outdoor direct vent fireplace under covered patio
- Great Room with direct vent fireplace
- Cultured stone on both fireplaces
- Upgraded trim package main level
- Crown heads above 1st floor windows & Entry
- Crown in Master Bedroom and plant shelves
- Wrought iron spindles
- Wrought iron newels
- Granite countertops in kitchen
- Spacious granite island in kitchen
with under mount stainless sink
- Walk in pantry
- Custom cabinets with raised end panels
- Oil rubbed bronze door hardware
- Tiled backsplash

Interior Standard Features:

- Tile in all wet areas (no vinyl)
- Mud room with boot bench
- Master bedroom with recessed light tray
- Walk in shower with 2 shower heads in master
- 42 x 72 jetted tub in master bath
- Large upper level laundry
- Onyx tops on vanities in secondary baths
- Granite top in master bath
- Frameless shower door in master
- Oil rubbed bronze plumbing fixtures
- Cable or phone outlets in bedrooms & kitchen
- Sherwin Williams Sher Scrub flat paint
- Knockdown ceilings
- Knockdown closet walls and enameled
- Knockdown garage walls and painted
- Bath stub in basement for future finish
- Ceiling fans all bedrooms and great room
- Gas opening to kitchen range
- Storm shelter under front porch

Specifications Subject to Change

Call today, we'll build one for you.

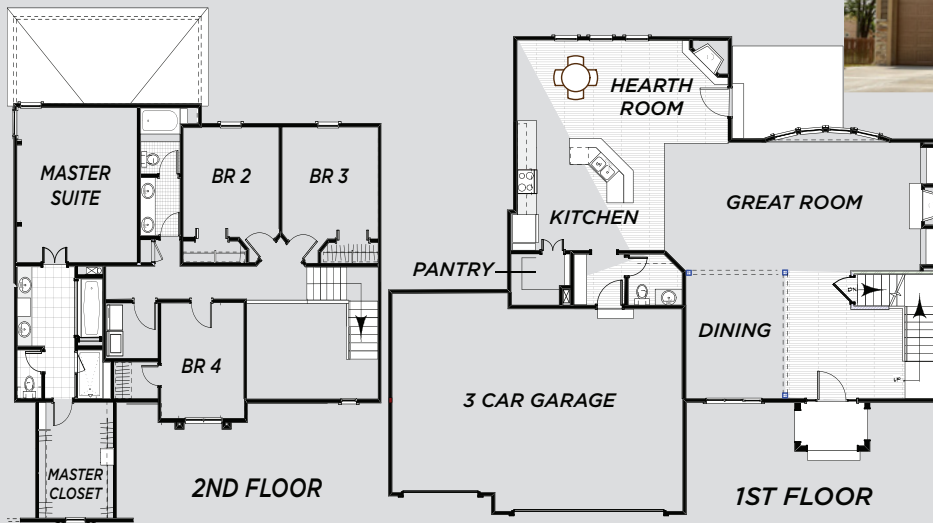
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The Embassy II

2 Story, 2,644 sq ft,
4 Bedroom, 2.5 Bath, 3-Car Garage
A little smaller than the **Embassy III**



A few of the standard features:

Open kitchen and hearth room, walk-in pantry, upstairs laundry, hardwoods in living areas, tile in all wet areas, granite counter tops, upgraded baseboard and window trim package, ceiling fans in all bedrooms, covered deck or stamped & stained concrete patio, sprinkler system

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that make it come together.

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