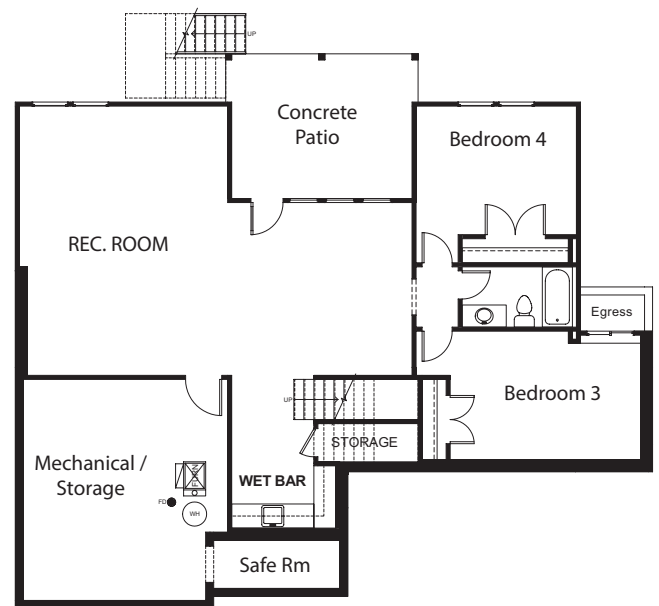


Sample Lower Level Layout



The Tuscan

The Right Sized Ranch / Reverse

\$350,000 + lot

2,200 Sqft on Main

4 BR / 3 Baths

Tuscan Ranch / Reverse

Interior Standard Features

About 2,200 sqft on main & 1,200 sqft on lower
11' Entry and Great room
9 Foot Ceilings throughout remainder
Formal dining room with 6' wainscoting
3 1/4" random width rustic Maple hardwoods
(Entire 1st floor except Office/Bedroom)
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 and island in kitchen
Tiled backsplash
Walk in pantry
Custom cabinets with raised end panels
Oil rubbed bronze door hardware
Tile floors 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
Upper level laundry
Ceiling fans in all bedrooms & great room

Interior Standard Features

Onyx tops on vanities in secondary baths
Granite top in master bath
Frameless shower door in master
Oil rubbed bronze plumbing fixtures
Knockdown ceilings & closet walls
Knockdown garage walls and painted
Storm shelter under front porch

Exterior Standard Features

Stone/Stucco front
Custom Mahogany exterior entry door
Garage openers & Steel Insulated Doors
Sprinkler system allowance of \$3300

Energy Efficient Features

Low E Argon windows
High Efficiency Furnace and AC
Vapor Membrane Home Wrap System
R13 Wall Insulation
R49 Attic Blow
Energy Savings air seal foam & caulk package

Allowances

Appliances \$2,900
Light Fixtures \$1,800
Landscape \$2,500; Trees Per Code

Specifications Subject to Change

Call today, we'll build one for you.

Steve Kornspan 855-355-7768 ext 2

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