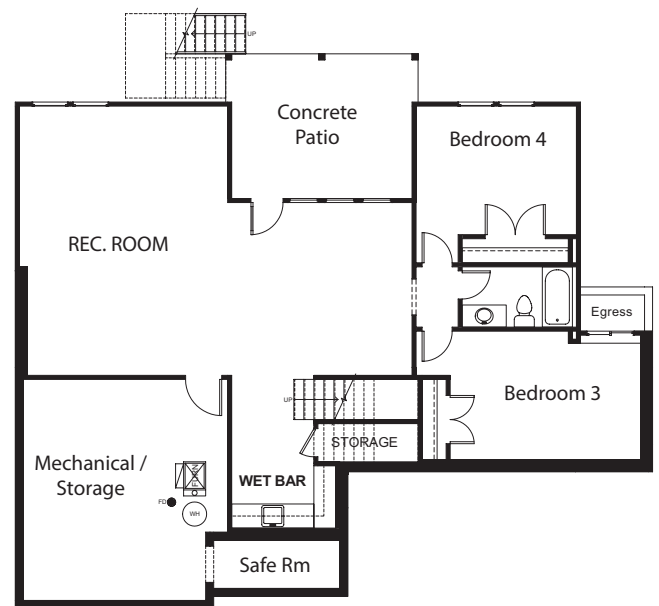


*Sample Lower Level Layout*



## 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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