

STANDARD FEATURES

- 1,751 sq. ft. on first floor
- Full unfinished basement
- Separate dining room w/ nook for hutch
- Large kitchen w/ dinette space
- Split bedroom design
- Master bedroom w/ walk-in closet
- Master bath w/ whirlpool tub & separate shower
- Master bath w/ spacious vanity & double bowls
- Laundry room w/ laundry tub & large closet
- Covered back patio
- Vaulted ceiling in family room & bedroom #3
- Decorative ceiling detail in dining room
- Tray ceiling in master bedroom & dinette
- Sliding door to covered patio from dinette
- All brick front elevation
- 35 year architectural shingles
- Maintenance free vinyl siding
- 9' tall first floor walls
- Wood floor in foyer
- Ceramic floor in baths & kitchen
- Choice of wood cabinetry
- Venetian bronze faucets
- Oil rubbed bronze hardware
- 5-1/4" wide base board
- 2 stage crown moulding & chair rail in dining room
- Painted trim w/ painted 2 panel doors
- Stainless range, microwave, & dishwasher
- Gas direct vent fireplace w/ travertine & wood surround in family room
- Wire shelving organizers in closets
- 8" concrete basement walls w/ rebar & Watchdog waterproofing
- 92% efficient gas furnace
- 13.0 SEER AC
- 200 amp electric service
- Smoke & carbon monoxide detectors
- Ground fault & arc fault breakers as required
- Ceiling fans in all bedrooms, family room, & covered porch
- Basement plumbing rough-in for future bath
- 50 gallon gas water heater
- Garage door opener w/ 2 remotes
- Insulated embossed steel garage door
- Fully drywalled & painted garage
- House wrap paper for energy savings
- R-15 wall insulation w/ R-5 foam sheathing
- R-49 house attic insulation
- Insulated steel entry doors w/ deadbolt
- Yard fully sodded
- Landscaped front yard
- Irrigation system for entire yard
- Lawn maintenance, irrigation water, snow removal, and garbage pickup provided by the association

OPTIONAL UPGRADES

- Finish basement w/ bedroom, bath, & family room (858 sq. ft.)
- Screen in back covered patio
- Alternate bedroom #2 door layout for office
- Granite countertops in kitchen
- Wood floors in dining room
- Wood floors in family room
- Bookcases on both sides of fireplace
- Stained trim
- Upgrade appliance package
- Upgrade cabinetry package
- Upgrade kitchen lighting w/ under cabinet lighting
- Upgrade kitchen lighting w/ over cabinet lighting
- Additional cabinets in laundry room over washer & dryer
- Electronic air filter
- Humidifier
- Shower door
- Ceramic tile shower
- In wall speaker wiring
- Security system
- Central vacuum system
- Insulate garage walls (R-13)
- Insulate garage attic (R-39)
- Garage door keyless entry pad

We reserve the right to modify this information at any time without notice.



THE VILLAS AT WHISPER MEADOW

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