

The Lake House

ARCHITECTURAL SOPHISTICATION

- Board & Batten Vinyl Siding
- Andersen 400 Series Casement Windows
- Andersen Gliding Patio Door
- Pressure Treated Front Porch & 20' x 12' Deck
- 30 Year Architectural Roof Shingles
- 1 Car Garage
- Raynor Showcase Insulated Garage Door
- Therma-Tru Entry Doors
- Tongue & Groove Porch Ceiling
- Landscaping Package
- Optional Screened Porch

INTERIOR ELEGANCE

- 1st Floor Owner's Suite
- 3 Bedrooms & 2.5 Bathrooms
- Spacious Loft Overlooks Great Room
- Textured Drywall Ceilings
- Choice of Paint Colors
- Choice of Masonite Interior Doors
- Designer Scroll Lever Door Handles
- Floor to Mantle Stone Fireplace
- Choice of Wood Burning or Gas Fireplace
- 1x6 Wood Baseboard Trim
- Exposed Wood Beams & Oak Railings

KITCHENS & BATHS

- High Fashion KraftMaid Cabinetry
- Cultured Marble Counters in All Bathrooms
- Dual Vanities in Master Bath
- Moen Chateau Bath & Kitchen Faucets
- Moen Bath Accessories
- Recessed Fan & Lighting in All Baths
- Fiberglass Tubs & Showers (Choice of Colors)
- Eljer Savoy Toilets
- Bathroom Vanity Mirrors
- Full G.E. Appliance Package
- Choice of Kitchen Sink

ELECTRICAL & PLUMBING

- Elegant Decora Switches (Choice of Colors)
- 200 Amp Electrical Service
- Recessed Lighting in Hallways & Bathrooms
- Pre-Wired For Phone (4 Locations)
- Pre-Wired For Cable (4 Locations)
- Smoke Detectors
- Hutton Handcrafted Copper Coach Lantern
- Exterior Waterproof Outlets
- Well & Septic Allowance
- Garage Door Opener & Car Remote
- (2) Frost Free Exterior Hose Bibs

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ENERGY EFFICIENCY

- Tyvek House Wrap
- 50 Gallon Quick Recovery Hot Water Heater
- Trane Heat Pump with Air Conditioning
- R-19 Batt Insulation
- R -30 Ceiling Insulation
- R -38 Attic Insulation
- Crawlspace Urethane Foam Insulation
- Energy Seal Package

DESIGNER FLOORING

- 3/4" Red Oak Hardwood Flooring in Kitchen
- Ceramic Dal-Tile in Entry Foyer & Laundry Room
- Ceramic Dal-Tile in All Bathrooms
- Designer Carpet Throughout

QUALITY CONSTRUCTION

- 2x6 Exterior Wall Construction
- Concrete Footer/Block Foundation Walls
- 3/4" Sub-Flooring Glued & Nailed
- Pex Water Lines
- Foundation Drains & Damp Proofing
- Glued, Nailed & Screwed Drywall
- All Woodwork Stained & Urethaned

PIECE OF MIND

- Full 1 Year Warranty
- 6 Hour Decorator Consultation
- Pre-Settlement Inspection
- 30 Day Post Settlement Follow-Up
- 1 Year Warranty Follow-Up
- Homeowner Site Visits Welcome