



## **STANDARDS FOR SINGLE FAMILY HOMES**

### **EXTERIOR**

Roof		IKO Chateau Asphalt Shingle with 35yr warranty
Siding		Alcoa Carvedwood Series2 Architectural Vinyl Siding
Doors (Exterior)		Front door – Therma-tru insulated steel 6-panel
Garage Doors		Clopay Premium Series – with electric openers
Windows		Harvey Industries – PVC
Hardware		Slage Hardware
Deck		10' x 10' pressure treated wood
Patio	Not included	Price available upon request
Basement		Included ( <u>unfinished</u> space)
Landscaping		seeding for grass, stone drip edge

### **INTERIOR FINISH**

Doors		6 panel solid core doors, hollow core at closets
Stair Railing		Traditional Oak railing
Stair Flooring		Treads prepped for carpeting
Flooring Package		Carpet (60 ounce, standard pad, choice of 10 colors), vinyl, Quickstep 700 Wood laminate, Ceramic Tile (choice of 5 colors) at bathrooms only (Choice of carpet, wood laminate and vinyl at any areas)
Trim		Wood wall base, door and window trim (primed for paint)
Closet		Wire shelf and pole in each closet
Ceiling Height 1 <sup>st</sup> and second floor		8'

### **KITCHEN**

Kitchen Cabinets		Shaker style (Oak or Birch veneer) with hardware
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Kitchen Countertops	Plastic laminate
Appliance Package	Frigidaire brand (refrigerator, dishwasher, stove microwave oven and garbage disposal)
Plumbing Fixtures (Kohler Kitchen Sinks)	Marcato Stainless Steel K-3199-4
Plumbing Fixtures (Kohler Kitchen Faucets)	Coralias-single KP-15160-CP

## BATH

Bathroom Cabinets	Shaker style (Oak or Birch veneer) with hardware
Bathroom Countertops	Plastic laminate
Plumbing Fixtures (Kohler Bathroom suite includes tub, toilet, sink and faucets)	Kohler Devonshire
Plumbing Fixtures	Kohler Sterling NI3196A-38 (corner unit) if applicable
Toilet Accessories	Toilet Paper Holders 2 Towel Holders Mirrors NOT included

## UTILITIES

Washer/Dryer	NOT included
Heating	Bedarus -Forced hot water system
Lighting Package Please note: No lights have been chosen or included in base price. An allowance has been included for owner to use to pick out light fixtures and allowance must cover both the fixture cost and installation cost. If owner chooses fixtures that go over the allowance amount, they are responsible for paying any extra costs.	Allowance \$7,500
Telephone and Cable	Cat 6 cables, two RG 6 coax cables in Living Room, each Bedroom & Kitchen
Fireplace	NOT included
Association Fee Includes: <ul style="list-style-type: none"> <li>• Snow plowing</li> <li>• Snow shoveling of all walkways</li> <li>• Lawn Mowing</li> <li>• Weekly trash pick up</li> </ul>	\$1,680/yr



## ***FINISHES***

Doors (Interior)	6 panel solid core doors
Trim	Wood wall base, door and window trim (primed for paint)
Stair Railing	Oak railing
Stair Flooring	Treads prepped for carpeting
Closet	Wire shelf and pole in each closet
Flooring Package	Carpet (60 ounce, standard pad, choice of 10 colors), vinyl, Quickstep 700 Wood laminate, Ceramic Tile (choice of 5 colors) at bathrooms only (Choice of carpet, wood laminate and vinyl at any areas)
Fireplace	NOT included

## ***UTILITIES***

Heating	Bedarus - Forced hot water
Lighting Package	Allowance \$5000
Please note: No lights have been chosen or included in base price. An allowance of \$5000 has been included for owner to use to pick out light fixtures and allowance must cover both the fixture cost and installation cost. If owner chooses fixtures that go over the allowance amount, they are responsible for paying any extra costs.	
Telephone and Cable	Cat 6 cables, two RG 6 coax cables in Living Room, each Bedroom & Kitchen
Association Fee	\$2,580/yr
Includes:	
<ul style="list-style-type: none"><li>• Snow plowing (roads and driveways)</li><li>• Snow shoveling walkways</li><li>• Lawn mowing</li><li>• Weekly trash pick up</li><li>• Annual insurance on building structure (does not include insurance on personal belongings)</li></ul>	