

## R & R NEW HOME CONSTRUCTION

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### THE DENALI

3 bedrooms, 2 bathrooms, 2 car garage, 1,278 sq ft. vinyl ranch (living space)

#### Basement features:

- 8' basement with sump pump and rough-in for future bathroom
- 8" thick walls
- 2 windows on back wall - 48" X 42"
- 2 year waterproofing- limited through Champion Waterproofing
- 4 - 6 porcelain lights

#### Mechanicals, energy efficiency, and materials:

- 92% gas furnace
- High efficiency central AC unit
- 40 gallon water heater
- Copper water lines
- Gas is ran to furnace, water heater and stove
- Living area accessible ceiling – R38 blown cellulose
- Garage ceiling- R19 blown cellulose
- Exterior walls –R13 Unfaced fiberglass
- Inaccessible ceiling – R30 Kraft Faced fiberglass
- Rufco-wrap housewrap
- Rufco-shield flashing
- 200 AMP electrical service
- Steel insulated exterior doors with deadbolts
- Ellison vinyl insulated windows with Low- E glass
- Wood I joist floor system
- ¾ Advantech sub floor T & G - glued and screwed
- Copper termite shield

Interior of home features:

- Cathedral ceiling in living room, kitchen, and dining area
- ½ wall with a marble cap in living room
- Cultured marble sills for windows with drywall returns
- Brushed nickel hinges and lighting fixtures
- The bedrooms are pre-wired for ceiling fans
- 3 recessed lights are standard
- Phone and TV jack in each bedroom and the living room
- Phone jack in kitchen
- Main floor laundry room
- Painted six panel h.c. doors
- Painted white interior trim – standard size
- Home and garage to be painted white with a knock down finish
- Smoke detectors and carbon monoxide detectors
- Vinyl flooring in kitchen, bathrooms, dining area and laundry room
- Front foyer hardwood
- All bedrooms, closets, living room and stairs to basement are carpeting
- 8- lb carpet pad
- Digital thermostat
- Doorbell
- Doorstops
- Ceiling fan/ light combo in living room

Kitchen and dining room features:

- Flat panel oak cabinets
- Formica counter tops
- Double bowl stainless sink
- Garbage disposal
- Delta chrome faucets
- Ice maker box in wall
- L-shaped bar area in kitchen
- 6 ft. sliding patio door

Master suite and bath features:

- 1 large walk-in closet with coated wire shelving
- Aqua glass or Lasco tub and separate shower
- Delta chrome faucet
- Cultured marble vanity top with double bowls
- Mirror above vanity
- Flat panel oak vanity cabinet
- Ceiling fan/ light combo

Exterior features:

- 30 year architectural shingles
- Approx. 10' X 12' concrete patio
- Steel raised panel garage door
- ½ H.P. screw drive opener
- Universal keyless entry
- 2 frost proof exterior faucets
- 2 exterior electrical outlets
- Decorative vinyl square louvers on front of home
- Raised panel shutters on front of home

\*Note: A professional house clean will be done before occupancy

\*Note: City or location of home may change price, please call to verify

\*Note: Prices subject to change without notice, please call to verify

\*Note: Final level, seed, and straw not included