

Prairieview \$163,900

- **1,760** square foot ranch.
- Three bedrooms.
- Two full baths.
- Over-sized two car garage.
- Laundry room.

Exterior

- 8'-0" Poured concrete foundation walls.
- 8'-0" x one inch foundation insulation board.
- Vinyl siding and brick exterior.
- **Rollex** aluminum fascia and soffit.
- **Ty-vac** house wrap.
- **Pella** Impervia single hung windows.
- Brick as per plan.
- 30-year **Elk** Timberline Prestique architectural style asphalt shingles.
- Engineered roof trusses.
- **Reynolds** seamless aluminum gutters.
- Front door and sidelight (insulated steel).
- Garage door **Ideal** with ½ hp **Liftmaster** opener and keyless entry.

Plumbing

- **Moen** and **Mansfield** plumbing fixtures.
- Sump pump (submersible) and sump crock with sealed cover.
- **Bradford White** 50 gallon power vented gas hot water heater.
- **In-Sink-Erator** garbage disposal.
- **CPVC** water piping.

Heating and Cooling

- **Trane** 92% efficiency, gas furnace.
- **Trane** 13.0 seer central air condition.
- Insulated fresh air inlet connected to the furnace.
- Central air condition units are hung with bracket off the side of the foundation wall.

Electrical

- 200 amp service panel.
- Bath fan/light(s) **Broan** qtxe solitaire ultra silent.
- All bath fans (bathing rooms only) are installed with a timer.
- Smoke detectors/ Carbon monoxide detectors as per state code.
- Child proof outlets as per state code.
- Phone and cable jacks in bedrooms & Living room.
- Plus five homeowners elec. protection plan.

Interior

- Solid oak trim.
- Flush solid core oak doors.
- Flooring allowance.
- **Sequoia** cabinetry with laminate tops.
- **Schlage** lever hardware.
- Sand finish on drywall.
- Drywalled firewall in garage.
- All painting and staining included.
- Mirrors at bath room vanities.
- White wire closet shelving.
- Professionally cleaned prior to occupancy.

Fireplace

- Optional

Insulation

- Walls R-13 fiberglass batts w/ poly vapor barrier.
- Ceiling R-50 fiberglass batts.
- Foam Box Sill insulation R-19.
- All attic penetrations are air sealed.

Notes

- Excludes site, site improvements, landscaping, sewer/water fees and permits, appliances.
- Price subject to change without notice.
- Brand names may be substituted by general contractor with a code approved equal.

Call for floor plans and a complete specification.