

EXTERIOR

Foundation: Poured Concrete

Framing: 2 x 6 Exterior Walls

Exterior Siding: CertainTeed Vinyl Siding & Corner Boards

Exterior Paint/Stain: Sherwin Williams

Roof: Asphalt Architectural Shingles

Windows: Silverline by Andersen Vinyl Windows

Shutters: Front of House, Single Windows, per plan

Exterior Doors: Metal

Driveway: Asphalt

Garage: Garage Door Openers

Front Stairs: Precast Stone or Composite Decking on Farmer's Porches

Exterior Railings: Wrought Iron on Steps, if required by code; or per plan on Homes with Farmer's Porch

Walkway: Concrete

Deck: 10 x 10 Pressure-Treated

Landscaping: Loam, rake & hydroseed. Rear yard to be 50' deep if possible. Other disturbed areas will be loamed, raked, seeded or wood chipped at Builder's discretion. Foundation plantings by Builder. Includes irrigation.

Outdoor Spigot: Front & Back, frost free

Sewerage: Private Sewerage Disposal System

INTERIOR

Insulation: R-21 Walls, R-38 or greater Attic

Interior Walls: Skimcoat Plaster, Flat Paint, (2) colors, darker colors would be extra

Ceilings: 1st Floor 9', 2nd Floor 8', Textured finish

Interior Doors: Smooth Two-Panel hollow-core Masonite (painted), brushed nickel hardware

Trim: Door & Window Casing 3 1/2", Baseboards 5 1/4", Crown Molding in (2) Rooms (Dining, Study or Living Room, plan dependent)

Hot Water Heater: 50 Gallon Hybrid, 80 Gallon if plan has a Whirlpool or Soaking Tub in Master Bath

Heat/AC: Propane Forced Hot Air & Air Conditioning

Telephone/Cable: (3) Phone & (3) Cable

Electrical: 200 Amp Service

Lighting Fixtures: (12) Recessed Lights, \$1500 Fixture Allowance, Recessed Light over Master Shower, (2) Lights over Kitchen Island, Smurf Tube set up over Fireplace

Cabinetry: from Superior Kitchens, from Builder's Selections

Kitchen Countertop: Granite or Quartz from Builder's Selections

Kitchen Sink: Stainless Steel D-Bowl

Appliances: General Electric Stainless Steel Range, Microwave (up to 399 CFM vented to exterior), Dishwasher and Refrigerator (water-line to Refrigerator included)



Bathroom Vanity Countertops: Granite or Quartz from Builder's Selections

Bath Fixtures: Kohler, Comfort Height Toilets

Master Bath: Site-Built Tile shower with (2) Corner Shelves, Semi-Frameless Glass Enclosure, Tile from Builder's selection

Fireplace: Propane, Zero-Clearance

Flooring:

Carpet per Builder's Selections

Prefinished 3 1/4" Hardwood on 1st Floor (excluding Baths and Bedrooms)

Ceramic Tile Floors in Laundry, Mud Room, and Baths, from Builder's Selections

Stairs: Carpeted, Oak Handrail with Painted Balusters

Attic Access: Pull-Down

Custom Upgrades priced upon request.

FEATURES & SPECIFICATIONS

This handout is for marketing purposes only. Floorplans, square footage, dimensions, specifications, materials, etc. are estimates only; actual construction may vary according to elevation, construction variance, availability of materials, and/or mechanical or structural requirements; and do not take into account finishes and options selected. Floorplans, square footage, dimensions, specifications, materials, and availability of homes are subject to change at any time without further notice or obligation.

© 2018 Miscoe Springs & Habitech Communities, Updated 12/14/18. Sales by Gary Smith, Mendon Area Real Estate



HABITECH
COMMUNITIES

WE'LL SHOW YOU THE WAY HOME

MISCOESPRINGS.COM

508.478.3300