

# Ogden Heights West

## Standard Features



Construction/Exterior	Plumbing
<ul style="list-style-type: none"> <li>• Concrete front sidewalk from driveway to front entrance</li> <li>• Machine graded lot with top soil</li> <li>• 12-course basement w/ 10" blocks</li> <li>• Rebar in basement block walls</li> <li>• Hi-performance double hung tilt in windows</li> <li>• 7/16" OSB sheathing exterior walls</li> <li>• 7/16" OSB roof sheathing</li> <li>• 5/8" Advantech T.G. Sturdy-Floor</li> <li>• 30 year self sealing architectural roof</li> <li>• Low maintenance vinyl siding/soffits, brick/stone per plan</li> <li>• Aluminum gutters &amp; downspouts seamless</li> <li>• Decorative all steel door</li> <li>• Driveway-paved binder</li> <li>• Underground electrical &amp; phone lines</li> </ul>	<ul style="list-style-type: none"> <li>• One piece fiberglass tub or shower unit</li> <li>• Double bowl stainless steel sink</li> <li>• Single lever faucets</li> <li>• Single laundry tub or laundry box</li> <li>• China self-rimming sinks in the vanities</li> <li>• American Standard color plumbing fixture</li> <li>• Dishwasher and disposal</li> </ul>
Interior	Electrical
<ul style="list-style-type: none"> <li>• Floating basement floors</li> <li>• Basement sump pump</li> <li>• Quality Hem-fir kiln dried lumber</li> <li>• Drywall: 1/2" throughout, glued, nailed and screwed (walls only)</li> <li>• 9' 1st floor ceilings</li> <li>• Knock down ceilings (some)</li> <li>• 2'x6' construction</li> <li>• 220 volt or gas hook-ups for range</li> <li>• Laundry hook-ups (choice of gas or electric)</li> <li>• 5% of base price towards cabinets and counters allowance</li> <li>• Ductless range hood in kitchen</li> <li>• Montigo 34DFN gas fireplace</li> <li>• Mirrors over vanities</li> </ul>	<ul style="list-style-type: none"> <li>• 200 amp electrical service panel with circuit breakers</li> <li>• Programmable thermostat</li> <li>• Smoke detectors as per code</li> <li>• Two (2) exterior GFI protected outlets</li> <li>• Two (2) first floor cable and phone outlets</li> <li>• \$1,000 lighting fixture allowance</li> <li>• Six (6) recessed lights</li> <li>• Two (2) ceiling fan/light set-ups</li> <li>• Gas or electric stove &amp; dryer hook-up</li> </ul>
Woodwork & Finishes	Energy Package
<ul style="list-style-type: none"> <li>• MDF interior trim painted 3 1/2" trim, 5" base board (1st Floor)</li> <li>• Interior doors - 6 panel</li> <li>• Wood railing system with painted balusters</li> <li>• Walk-in closets as per plan</li> <li>• Choice of paint colors - 3 latex flats</li> <li>• Two (2) coats of flat latex paint on walls and 2 coats of semi-gloss on trim</li> <li>• Ventilated metal closet shelving</li> </ul>	<ul style="list-style-type: none"> <li>• Blown cellulose insulation: ceilings r-49 (except cathedral), r-21 all exterior walls, basement as per stated code</li> <li>• Hi-efficient 90+ forced air furnace</li> <li>• 40-gallon hi-performance hot water tank</li> <li>• Central air</li> <li>• Steel insulated doors</li> </ul>
 <p><b>SHARON QUATAERT</b> REALTY 585-900-1111 / <a href="http://www.SharonQ.com">www.SharonQ.com</a></p>	Floor Covering
	<ul style="list-style-type: none"> <li>• 3/4" Hardwoods in foyer &amp; kitchen</li> <li>• Ceramic tile in bathrooms &amp; laundry room</li> <li>• All other rooms, including hallway &amp; stairs, wall-to-wall carpeting</li> </ul>