



## CONSTRUCTION & EXTERIOR

- Concrete front sidewalk from driveway to front entrance
- Machine graded lot with top soil/seeded
- 12-course basement w/10" blocks
- Rebar in basement block walls
- Hi-performance double hung, tilt in windows with full screens
- 7/16" OSB sheathing exterior walls
- 7/16" OSB roof sheathing
- 3/4" Advantech T.G. Sturdy-Floor
- 30 year architectural roof
- Low maintenance vinyl siding/soffits, brick/stone per plan
- Aluminum gutters & downspouts seamless
- Decorative all steel door
- Driveway-paved binder
- Underground electrical & phone lines

## INTERIOR & FLOORING

- Floating basement floors
- Basement sump pump
- Quality Hem-fir kiln-dried lumber
- Drywall: 1/2" throughout, glued, nailed, and screwed (walls only)
- 9' 1st-floor ceilings
- Knock down ceilings (some)
- 2'x6' construction
- 220 volt or gas hook-ups for range
- Laundry hook-ups (choice of gas or electric)
- 5% allowance of base price towards kitchen (cabinets & counters) and baths
- Majestic Quartz 36 gas fireplace
- Mirrors over vanities
- Rounded corners (some)
- 3/4" Hardwoods in foyer & kitchen
- Ceramic tile in bathrooms & laundry room
- All other rooms, including hallway & stairs, wall-to-wall carpeting



## PLUMBING

- One-piece fiberglass tub or shower unit
- Double bowl stainless steel sink
- Single lever faucets
- Single laundry tub or laundry box
- China self-rimming sinks in the vanities
- American Standard plumbing fixtures
- Dishwasher and disposal

## WOODWORK & FINISHES

- MDF interior trim painted 3 1/2" trim, 5" baseboard (1st Floor)
- Interior doors - 6 panel
- Wood railing system with painted balusters
- Walk-in closets as per plan
- Choice of paint colors - 3 latex flats
- Two (2) coats of flat latex paint on walls and 2 coats of semi-gloss on trim
- Ventilated metal closet shelving

## ELECTRICAL

- 200 amp electrical service panel with circuit breakers
- Programmable thermostat
- Smoke detectors as per code
- Two (2) exterior GFI-protected outlets
- Two (2) first-floor cable and phone outlets
- 15 recessed lights
- Two (2) ceiling fan/light set-ups
- Gas or electric stove & dryer hook-up


## ENERGY PACKAGE


- Blown-in cellulose insulation: ceilings r-49 (except cathedral), r-21 all exterior walls, basement as per stated code
- Hi-efficient 90+ forced air furnace
- 40-gallon hi-performance hot water tank
- Central air
- Steel insulated doors

## *Contact Us*

### SALES OFFICE

Sharon Quataert Realty


 (585) 900-1111


 Sharon@SharonQ.com



### BUSINESS OFFICE

Marc Mar Homes

 (585) 426-5340

 Sharon@SharonQ.com