

# H INSDALE M EADOWS

## SINGLE FAMILY CLUSTER

### INTERIOR FEATURES

- Nine-foot first floor ceilings
- Site-finished 3-1/4" oak hardwood flooring in foyer, living, dining room, den, kitchen, breakfast nook, and powder room
- Tray ceiling in the master bedroom and dining room
- Master bedroom to have premium wall-to-wall carpet, secondary bedrooms/loft/2nd floor family rooms to have standard carpet with padding
- Oak stairs, rails, balusters from 1st floor to upper level
- Majestic Monessen vent free fireplace with mountain cedar logs, granite/marble surround and Wescott primed mantel
- Spacious walk-in closets
- Double door entrance to private den
- Raised two-panel solid-core smooth interior painted doors with satin nickel hardware
- 5-1/4" baseboard and 3-1/2" painted casing
- 5-1/4" painted crown molding per plan
- First floor laundry room with tub, Kohler faucet, 12" x 24" ceramic tile
- (4) tv/cable jacks and (2) cat 6 internet/telephone jacks
- (12) 6" recessed can lights
- (6) Lutron Smart Switches with hub

### KITCHEN FEATURES

- Site-finished 3-1/4" oak hardwood flooring in kitchen and breakfast room
- Pre-finished full-overlay maple wood cabinets with 42" high wall cabinets with crown molding, rollout shelving, pullout trash, and under cabinet lighting
- 1-1/4" granite/quartz countertop with stainless steel undermount sink with Kohler® Simplice pull down faucet
- Full height 3x6 subway tile on kitchen backsplash
- Venting to exterior for hood selection, per plan
- \$16,600 appliance allowance includes Sub-Zero BI36UIDO. Must use pre-approved vendors per Edward R. James Homes.
- 1/3hp Badger disposal by Insinkerator with air switch
- Carpenter built pantry

### BATH FEATURES

- Maple, oak, & texture melamine prefinished full-overlay 34-1/2" high vanity cabinet
- 1-1/4" granite and quartz countertops with undermount white sinks
- Exhaust fans vented to exterior
- 42" vanity mirrors

#### Master Bath

- Double bowl vanity with Kohler® Devonshire faucets in polished nickel finish
- Kohler® Devonshire elongated comfort height toilet with quiet close seat in white
- Separate shower with 12" seat & soaking tub
- 3/8" frameless swing shower door with panel
- 12"x24" ceramic floor tile, 12"x12" surround, ceramic wall tile with 9"x24" niche, in shower
- Framed mirror with painted trim

#### Secondary Bath

- Kohler Alteo faucets in polished chrome
- Sterling Wyndham elongated bowl in white
- 12" x 12" ceramic tile on floor & wall

#### Powder Room

- Sterling pedestal sink
- Kohler® Devonshire faucet in polished nickel finish
- Kohler® Devonshire elongated comfort height toilet with quiet close seat in white

### EXTERIOR & HOME FEATURES

- Picturesque, intimate community setting with exceptional landscaping including a serene pond
- Stone and Hardie siding exterior
- 30-year architectural shingle roof
- Bluestone on front porch and stairs
- Painted, insulated fiberglass front door with Emtek handle
- Attached two-car garage with painted raised-panel insulated garage door
- Vinyl single-hung windows with dual pane insulated grille and low-e glass
- Pre-finished aluminum gutters and downspouts
- Energy-saving insulation: R-19 walls and R-49 ceilings in house, R-49 in garage
- Two frost-proof hose bibs and gas line at patio
- 4" stamped concrete patio with steps per plan

### UTILITIES

- High efficiency gas HVAC with individual cold air returns
- 200-amp electrical service
- Central air conditioning 13 S.E.E.R.
- 75 gallon glass-lined, gas fired water heater
- Gas supply and vent hook-up for optional dryer
- Plumbing hook-up for optional washer
- Underground utility service
- Copper-pipe water supply

## EDWARD R. JAMES COMPANIES

EXCEPTIONAL HOMES ... EXCEPTIONAL PLACES



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