

FEATURES

Base Price \$229,500 | With Basement \$243,250



Exterior

- Finished graded and hydro-seeded lawn
- Asphalt driveway with 2 car spaces
- Trex deck with railings
- 2 car attached garage with 2 remote door openers
- Insulated garage door
- Concrete sidewalk to front door
- Sanitary and storm sewers

Roof and Siding

- 30 year architectural shingles
- Vapor barrier
- Brick entry and 4" vinyl siding and soffits
- Seamless aluminum gutters tied into storm sewers

Energy Saving Features

- Anderson Energy-Star® rated low-E glass insulated windows
- R-30 ceiling insulation (minimum)
- R-13 exterior wall insulation (minimum)
- 90% efficiency furnace
- Thermatru® exterior doors
- 13 Seer Air Conditioner
- Programmable thermostat

Electric

- 200 Amp service with circuit breakers
- Custom lighting package or lighting allowance of \$500
- Lights in bedroom closets
- 6 recessed lights in kitchen
- 3 phone outlets (1 additional with finished bonus room)
- 3 cable outlets (1 additional with finished bonus room)
- Hard-wired smoke/CO detectors
- Security system wiring

Plumbing

- 40 gallon high efficiency gas hot water tank with power vent
- ¾" main water line into house
- 2 frost free hose bibs
- Gas or electric laundry hook-ups

*Standards subject to change without notice

Kitchen

- Armstrong custom cabinets
- Gas or electric range hook-ups
- Stainless steel dishwasher, refrigerator and electric range (220v) with vented hood
- Stainless steel double sink in kitchen
- Garbage disposal
- Ice-maker water line
- Granite countertops

Laundry Room

- Kenmore washer and dryer

Interior

- 2" x 6" and 2" x 4" exterior walls
- ¾" tongue and groove sub floor
- 7/16" OSB exterior sheathing
- 7/16" OSB roof sheathing
- Colonial interior 6 panel doors
- Wire mesh shelving in all closets

Baths

- American Standard vanities tubs and faucets (or equal)
- Fiberglass tub or 5' shower closure
- Exhaust fans in all baths
- Full width vanity mirrors
- Closet with wire-mesh shelving

Flooring

- Ceramic tile in bathrooms
- Vinyl flooring in laundry
- Plush carpeting in bedrooms
- Hardwood floors in entryway, great room, kitchen, dining room and hallway to bedrooms





OAKMONTE TOWNHOMES

FEATURES Continued

Basement (Optional)

12 Course block walls	\$13,750
Watchdog sprayed on damp-proofing system with platon dimplesheeting	
Sump pump	

Bonus Room (Optional)

Unfinished 2nd level with mechanicals	Included in Price
Finished with full bath and walk-in closets	\$14,500 *

* \$13,500 if unit has a basement.

Included in Pricing

- Air conditioning
- Gas fireplace in great room
- Garage painted with baseboard

Upgrades Available