

Willow Bend Farm

Quality Features & Amenities

Foundation

- 8' 0" Poured Concrete Walls
- Egress Window Well System
- Footer Drainage System
- Sump Pit and Pump
- Recommended Option:
 - Superior Wall Basement
 - Bilco Door Entry System

Framing

- 2" x 10" Floor Joists @ 16" O.C.
- ¾" T&G OSB Sub Flooring
- 2" x 6" @ 16" O.C. (Exterior)
- 2" x 4" @ 16" O.C. (Interior)
- Engineered Truss Roof System
- 20' x 20' – Front Loaded 2-Car Garage
- Recommended Option:
 - I - Joist Floor System

Roofing

- 7/16" OSB Sheathing
- #15 Felt Paper
- 30-year Architectural Fiberglass-Asphalt Shingles
- Aluminum Flashing

Low Maintenance Exterior

- House Wrap – Air & Moisture Barrier
- 4" Vinyl Siding
- Vinyl Soffit & Aluminum Fascia
- Aluminum Gutters & Downspouts
- Concrete Front Porch and Walkway
- Stone Veneer on Front Facing Foundation Walls with Band Trim
- Premium Exterior Trim Package

Windows & Doors

- 6-Panel Steel Front Door
- One 16'x7' Insulated Gallery Series Garage Door with Windows and Grilles
- Single-Hung White Vinyl Windows with Low-E Glass, Half Screens and Grills-Between-Glass

Heating & Cooling

- Digital thermostat
- 13-SEER Electric Heat Pump
- Central Air Conditioning
- 50-Gallon Electric Hot Water Heater

Electrical

- 200 Amp Service
- Door Bell Chime & Button
- Direct Wired Smoke Detectors with Battery Back-Up (All Floors and Bedrooms)
- 220 Receptacle for Dryer Hook-Up
- 2 Exterior Outlets
- 1 Exterior spotlight
- Lighting Package

Plumbing

- Washer Hook-Up
- Front & Rear Exterior Spigots (frost free)
- Zurn PEX (Flexible Pipe) Water Lines and PVC Soil Lines
- Water Line for Ice Maker in Kitchen

Insulation

- R-19 Fiberglass in Exterior Walls and Basement Ceiling
- R-38 Cellulose in Ceilings
- Recommended Option:
 - R-19 Cellulose in Exterior Walls

Interior Walls & Ceilings

- ½" Drywall Finished & Painted in House

Cable TV & Telephone

- Pre-Wired for 2 CATV Outlets
- Pre-Wired for 2 Telephone Outlets

Kitchen & Baths

- Semi-custom Cabinetry by Aristokraft
- Laminate Countertops & Backsplash
- Stainless Steel Double Bowl Kitchen Sink
- Dishwasher and Electric Range
- Moen Faucets
- Cultured Marble Vanity Tops
- Mirrors over vanities
- Exhaust Fans in all Baths
- Chrome Bath Accessories
- Recommended Option:
 - Custom Cabinetry
 - Granite Countertops

Finishes

- 6-Panel Hollow Core Doors
- 2 ¼" Window and Door Casing
- 3 ¼" Painted Baseboard
- Painted Window Sills and Aprons
- Hardwood in Foyer
- Vinyl & Carpet Throughout the Rest of the House

Miscellaneous

- Ventilated Closet Shelving
- House Cleaned and Ready to Move-In
- Sod Installed in Front Yard
- Rear and Side Yards are Raked, Seeded and Covered with Straw
- Front Landscape Package
- Sod Installed in Front Yard
- Underground Utilities
- Water Well and Standard Septic System
- 20' wide Paved Driveway from Street to Garage Door
- Recommended Option:
 - Side-Load Garage
 - 15'x15' Paved Turn-Around Area
- Many "Green" Features Available

Specifications offered are subject to errors and omissions. The Builder reserves the right to change said specifications without prior notice. The Builder also reserves the right to substitute materials of equal quality, if deemed necessary.