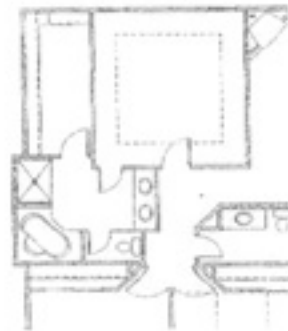


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Floor Plan -- 1586 Ranch
Square Footage - 1586 Sq. Ft.



ALTERNATE MASTER BATH

Monarch
Homes



*"Building Quality Homes
for Over Two Decades"*

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STANDARD FEATURES FOR 1586 RANCH:

INTERIOR FEATURES:

- Colonist 6 panel doors or flush oak
- Oak trim and railings thru out
- 9' ceilings & 11' cathedral in greatroom
- Six panel fir front door with 1/2 round above
- Numerous casement windows that vent

GREAT ROOM:

- 11' cathedral ceiling
- Ceiling fan
- Heatilator gas fireplace w/logs
- Oak mantle & choice of brick or tile
- Oak trim
- Lincoln wood transoms over fireplace with stationary windows
- One can light over fireplace

KITCHEN:

- Spacious dinette area
- Recessed can lighting
- Custom oak cabinets w/raised panel doors
- Oak pantry
- Melamine interiors
- 8' oak cased opening
- Vinyl floor
- Full ceramic tile backsplash
- Formica countertops
- Americast deep sink w/moen faucet

MASTER BEDROOM:

- Vaulted ceiling
- Ceiling fan
- Oak trim
- **Master bath:** double sinks & onyx marble tops
 - carpet & vinyl
 - Bahama whirlpool tub
 - Fiberglass shower
- Spacious walk-in closet w/2 shoe rack
- Glass block window

BATHS & PLUMBING:

- Custom oak raised panel cabinets in bathrooms
- Moen single point faucets
- 50 gal. Quick recovery gas water heater
- Two exterior frostproof hosebibs
- Onyx marble tops in all baths & chrome fixtures
- Vinyl floor in main bath

HEATING & AIR CONDITIONING:

- Armstrong gas furnace w/overhead feed
- Armstrong High-efficiency 13 seer A/C
- General 1040 power humidifier

BASEMENT:

- 9' Poured foundation
- 3/4 bath rough-in
- 5 yr. Dampproofing
- Drain tile system w/sump pit

EXTERIOR FEATURES:

- Covered stoop
- Vented storm door
- Insulated steel raised panel overhead garage door
- 12' x 14" concrete patio
- Horizontal lap siding on all sides
 - professionally caulked
 - choice of satin paint
- Choice of brick
- Asphalt shingles
- Lincoln wood windows
- 8,000 sq ft sod

MISCELLANEOUS:

- R-40 flat ceiling insulation
- R-19 sidewall insulation
- Termite soil treatment

ELECTRICAL:

- Pre-wire for phone and/or cable (8)
- 220 v. Circuit for range & dryer
- GFI in all baths, kitchen, exterior outlets & garage
- 200 amp supply panel

ALLOWANCES:

- Carpet - \$17.50 sq yd
- Brick - \$400 per 1000
- Light fixtures - \$1,300
- Ceramic tile - \$7.00 sq ft
- Appliances - \$1,500
- Front door - \$250

OPTIONAL FEATURES:

- Three car garage
- Walkout basement
- Wood floor in kitchen
- Cedar deck w/steps
- Skylight in master bath
- Window grids in front only
- Vinyl clad windows
- Finished basement
- Sprinkler system (allow. only)
- Egressable basement window
- Security system

- SEE AGENT FOR OTHER OPTIONS

* PRICES AND FEATURES TO CHANGE WITHOUT NOTICE



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