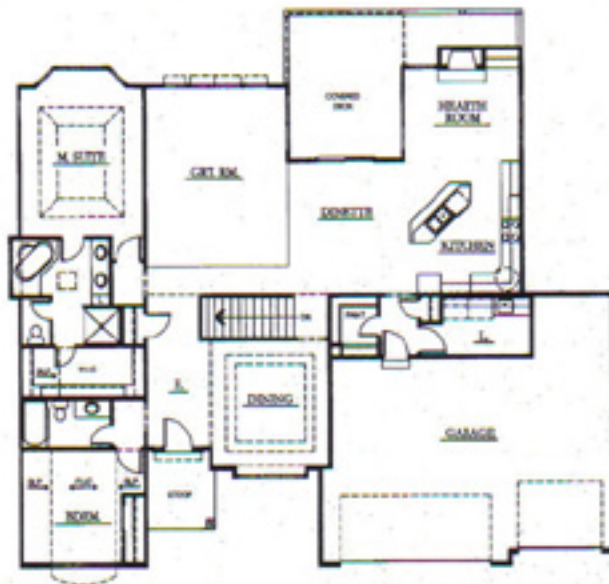
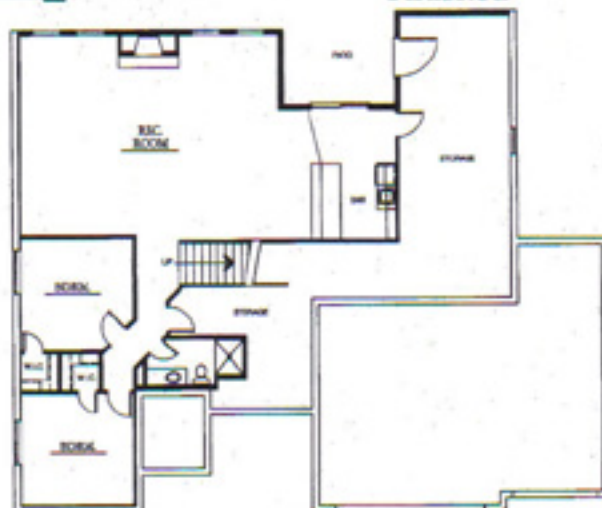


Floor Plan - 2071 Shadow Lake Ranch
Square Footage - 2071 Sq. Ft.

**Monarch
Homes**



Optional 1285 Sq. Ft.
Finished



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STANDARD FEATURES FOR 2071 SHADOW LAKE RANCH:

INTERIOR FEATURES:

- Colonist 6-panel doors or flush oak
- Oak trim and railings thru out
- 9' ceilings
- Six-panel oak front door
- Numerous casement windows that vent

GREAT ROOM:

- 9' ceiling
- Ceiling fan
- Heatilator gas fireplace w/logs
- Oak mantle & choice of brick or tile
- Oak trim
- One can light over fireplace

KITCHEN:

- Spacious dinette area
- Recessed can lighting
- Custom oak cabinets w/raised panel doors
- Oak pantry
- Melamine interiors
- Vinyl floor
- Full ceramic tile backsplash
- Formica countertops
- Americast deep sink w/Moen faucet
- Walk-in pantry

MASTER BEDROOM:

- Vaulted ceiling
- Ceiling fan
- Oak trim
- **Master bath:** double sinks & onyx marble tops
 - vinyl
 - Maui whirlpool tub
 - Fiberglass shower
- Spacious walk-in closet w/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 hose bibs
- Onyx marble tops in all baths & chrome fixtures
- Vinyl floor in main bath

HEATING & AIR CONDITIONING:

- Armstrong gas furnace
- Armstrong High-eff 13 seer air conditioner
- 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
- Covered Deck
- 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 (12)
- 220 volt circuit for range & dryer
- GFI in all baths, kitchen, exterior outlets & garage
- 200 amp supply panel

ALLOWANCES:

- Carpet - \$18.50 sq yd
- Brick - \$400 per 1000
- Light fixtures - \$2,200
- Ceramic tile - \$7.00 sq ft
- Appliances - \$2,450
- Front door - \$450

OPTIONAL FEATURES:

- Three car garage
- Walkout basement
- Wood floor in kitchen
- Laundry tub
- Skylight in master bath
- Window grids in front only
- Vinyl clad windows
- Finished basement
- Sprinkler system (allowance only)
- Egressable basement window
- Security system
- Rounded drywall corners

SEE AGENT FOR OPTIONAL FEATURES SEEN IN MODEL

**ALL PRICES AND FEATURES SUBJECT TO CHANGE
WITHOUT NOTICE**

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