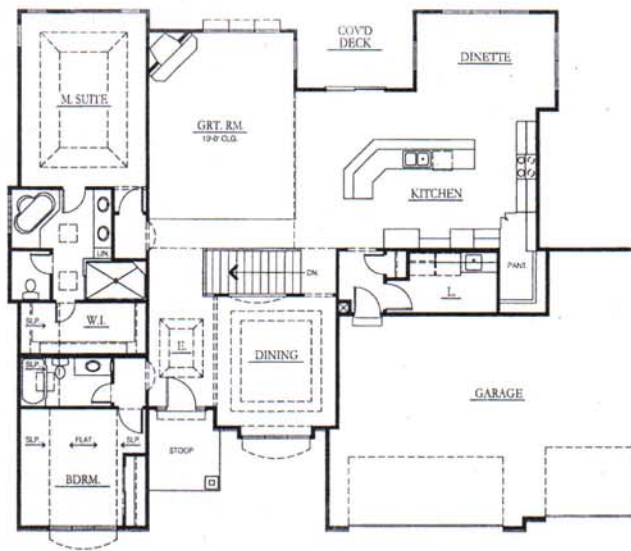
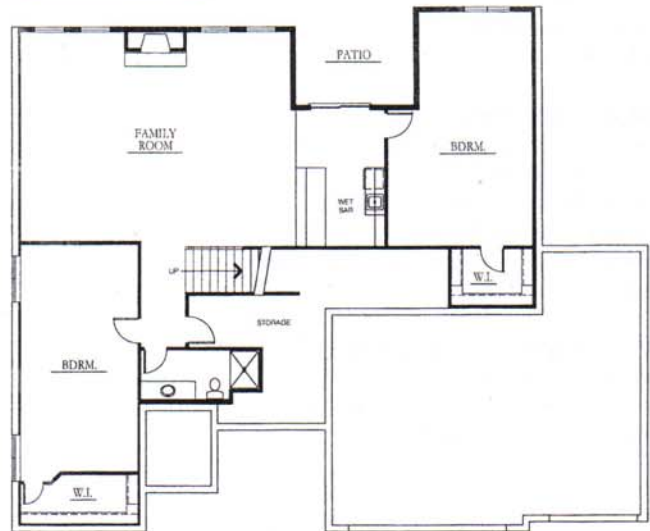




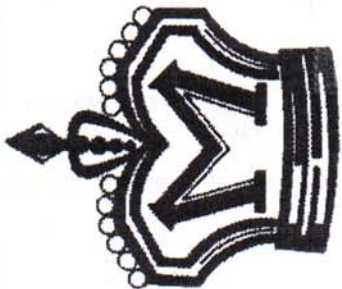
FLOOR PLAN - 2130 RANCH
2130 SQ. FT.
(Two Car/No Lot)



Optional Finished Basement
1648 Sq. Ft.



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STANDARD FEATURES FOR 2130 RANCH

INTERIOR FEATURES:

- Masonite 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:

- 10' ceiling
- Ceiling fan
- Heatilator gas fireplace w/logs
- Oak mantle w/stone
- 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
 - Fiberglas shower pan
- 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. Damproofing
- 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
- Tyvek House Wrap

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 - \$20.00 sq yd
- Brick - \$400 per 1000
- Light fixtures - \$2,200
- Ceramic tile - \$7.00 sq ft
- Appliances - \$2,450
- Front door - \$450

OPTIONAL FEATURES:

SEE AGENT FOR OPTIONAL FEATURES SEEN IN MODEL

ALL PRICES AND FEATURES SUBJECT TO CHANGE
WITHOUT NOTICE

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