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Floor Plan -- 2483 Charlotte
Square Footage - 2483 Sq. Ft.

**Monarch
Homes**



*"Building Quality Homes
for Over Two Decades"*

CBSHOME
REAL ESTATE
Clinton Boyd
REALTOR®
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STANDARD FEATURES FOR CHARLOTTE 2483:

INTERIOR FEATURES:

- COLONIST SIX PANEL DOORS OR FLUSH OAK
- OAK TRIM AND RAILINGS THRU OUT
- CHOICE OF TILE OR OAK FLOOR IN ENTRY
- SIX PANEL FIR FRONT DOOR
- NUMEROUS CASEMENT WINDOWS THAT VENT
- 8' CEILINGS

KITCHEN:

- SUNROOM W/6' SLIDING DOOR
- CEILING FAN
- CENTER ISLAND
- CHOICE OF LIGHT BOX OR (5) RECESSED CAN LIGHTING
- CUSTOM OAK CABINETS W/RAISED PANEL DOORS AND MELAMINE INTERIOR
- AMERICAST DEEP SINK W/MOEN FAUCET
- OAK PANTRY
- BADGER ONE GARBAGE DISPOSAL
- FORMICA COUNTERTOPS
- FULL CERAMIC TILE BACKSPLASH
- VINYL FLOOR

MASTER BEDROOM:

- VAULTED CEILING W/CEILING FAN
- SPACIOUS WALK-IN CLOSET W/SHOE RACKS
- MASTER BATH: DOUBLE SINKS & ONYX MARBLE TOPS
- CHOICE OF CARPET OR VINYL
- BAHAMA WHIRLPOOL TUB W/TILE BACKSPLASH
- GLASS BLOCK OR AWNING WINDOW
- FIBERGLASS SHOWER W/SEAT

BEDROOM #2, #3, & #4:

- SPACIOUS WALK-IN CLOSETS
- DOUBLE CLOSET POLES AND SHELVES

BATHS & PLUMBING:

- CUSTOM OAK RAISED PANEL CABINETS IN BATHROOMS
- MOEN SINGLE POINT FAUCETS
- 50 GAL QUICK RECOVERY GAS WATER HEATER
- TWO EXTERIOR FROST PROOF HOSE BIBS
- ONYX MARBLE TOPS IN BATHS & CHROME FIXTURES
- WHIRLPOOL IN MASTER W/SHOWER

HEATING & AIR CONDITIONING:

- ARMSTRONG GAS FURNACE W/OVERHEAD FEED
- ARMSTRONG H/EFF 13 SEER AIR CONDITIONER
- GENERAL 1040 POWER HUMIDIFIER

BASEMENT:

- 9' Poured FOUNDATION
- 3/4 BATH ROUGH-IN
- FIVE YEAR DAMPROOFING
- INTERIOR DRAIN TILE SYSTEM W/SUMP PIT
- INSULATION PACKAGE

EXTERIOR FEATURES:

- VENTED STORM DOOR
- INSUL STEEL RAISED PANEL OHEAD GARAGE DOOR
- 12x14 CONCRETE PATIO
- HORIZONTAL LAP SIDING ON ALL SIDES
- CHOICE OF BRICK (AS PLAN SHOWS)
- ASPHALT SHINGLES
- LINCOLN WOOD WINDOWS
- UP TO 8,000 SQ FT SOD

ELECTRICAL:

- PRE-WIRE FOR (8) PHONES AND/OR CABLE
- SMOKE DETECTORS ON ALL LEVELS & BDRMS
- 220V CIRCUIT FOR RANGE AND DRYER
- GFI IN BATHS, KITCHEN, EXTERIOR OUTLETS & GARAGE
- 200 AMP SUPPLY PANEL

MISCELLANEOUS:

- R-40 FLAT CEILING INSULATION
- R-19 SIDEWALL INSULATION
- FIVE YEAR TERMITE SOIL TREATMENT

ALLOWANCES: (BLDRS COST)

- CARPET - \$17.50 SY
- BRICK - \$400 PER 1000
- LIGHT FIXTURES - \$1,600
- CERAMIC TILE - \$7.00 SF
- APPLIANCES - \$1,500
- FRONT DOOR - \$250

OPTIONAL FEATURES:

- THREE CAR GARAGE
- 9' CEILINGS ON FIRST FLOOR
- WALKOUT BASEMENT
- WOOD FLOOR IN KITCHEN & BREAKFAST AREA
- CEDAR DECK W/STEPS
- SKYLIGHT IN MASTER BATH
- WINDOW GRIDS IN FRONT ONLY
- BOOKCASES
- VINYL CLAD WINDOWS
- INTERCOM, CENTRAL VAC, SECURITY SYSTEM
- SPRINKLER SYSTEM
- EGRESSABLE BASEMENT WINDOW(S)
- WHITE PAINTED TRIM AND CABINETS
- MANY CUSTOM CABINET FEATURES

- SEE AGENT FOR OTHER OPTIONS

PRICES & FEATURES SUBJECT TO CHANGE
WITHOUT NOTICE



Monarch Homes
339-6782