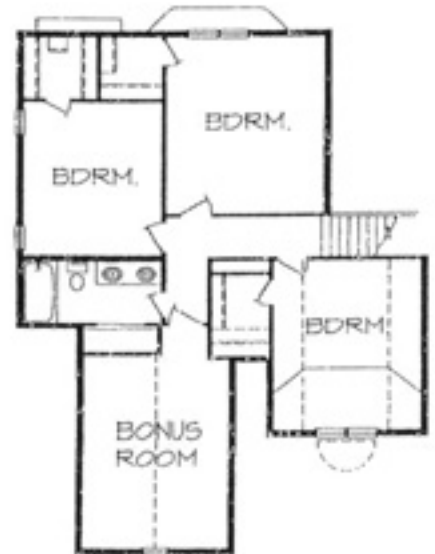




Monarch Homes



**FLOOR PLAN--
2686 1 1/2 STORY**



CBSHOME

REAL ESTATE

Clinton Boyd

REALTOR®

Cell: 402-290-5043



STANDARD FEATURES FOR 2686 1 1/2 STORY:

INTERIOR FEATURES:

- STAIRCASE W/OAK RAILING
- HEATILATOR GAS FIREPLACE IN FAMILY ROOM
- COLONIST SIX PANEL DOORS OR FLUSH OAK
- OAK TRIM THROUGHOUT
- SPACIOUS ENTRY
- CHOICE OF TILE OR OAK FLOOR IN ENTRY
- 8' CEILINGS
- NUMEROUS WOOD CASEMENT WINDOWS THAT VENT
- 12' GREAT ROOM CEILING

KITCHEN:

- HEARTHROOM W/BREAKFAST AREA
- ISLAND IN KITCHEN
- CHOICE OF LIGHT BOX OR (5) RECESSED CAN LIGHTING
- CUSTOM OAK CABINETS W/RAISED PANEL DOORS
- MELAMINE INTERIORS
- OAK PANTRY
- VINYL FLOOR
- FULL CERAMIC TILE BACKSPLASH
- FORMICA COUNTERTOPS
- AMERICAST DEEP SINK W/MOEN FAUCET
- BADGER ONE GARBAGE DISPOSAL

MASTER BEDROOM:

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

BEDROOM #2:

- 11' CATHEDRAL CEILING W/CEILING FAN
- CASEMENT WINDOWS W/HALF ROUND WINDOW
- OAK TRIM

BATHS & PLUMBING:

- CUSTOM OAK RAISED PANEL CABINETS IN BATHROOM
- MOEN SINGLE POINT FAUCETS
- 50 GAL. QUICK RECOVERY GAS WATER HEATER
- TWO EXTERIOR FROST PROOF HOSE BIBS
- ONYX MARBLE TOPS IN BATHS & CHROME FIXTURES

HEATING & AIR CONDITIONING:

- ARMSTRONG GAS FURNACE W/OVERHEAD FEED
- ARMSTRONG H/EFF 10 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

EXTERIOR FEATURES:

- EXTRA-WIDE COVERED PORCH
- VENTED STORM DOOR
- INSULATED STEEL RAISED PANEL OVERHEAD GAR/DOOR
- 12'x14' CONCRETE PAD
- HORIZONTAL LAP SIDING ON ALL SIDES
- PROFESSIONALLY CAULKED
- CHOICE OF SATIN PAINT
- CHOICE OF BRICK (AS PLAN SHOWS)
- ASPHALT SHINGLES
- LINCOLN WOOD WINDOWS
- UP TO 8,000 SQ FT SOD

MISCELLANEOUS:

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

ELECTRICAL:

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

ALLOWANCES:

- CARPET - \$17.50 S/YD
- BRICK - \$400 PER 1000
- LIGHT FIXTURES - \$1,800
- CERAMIC TILE - \$7.00 S/FT
- APPLIANCES - \$1,500
- FRONT DOOR - \$450

OPTIONAL FEATURES:

- THREE CAR GARAGE
- WALKOUT BASEMENT
- 9' CEILINGS ON FIRST FLOOR
- WOOD FLOOR IN KITCHEN & BREAKFAST AREAS
- COVERED DECK
- CEDAR DECK W/STEPS
- SKYLIGHT IN MASTER BATH
- WINDOW GRIDS IN FRONT ONLY
- VINYL SIDING AND 2x6 WALLS (ROLLEX)
- VINYL CLAD WINDOWS
- FINISHED BASEMENT
- SPRINKLER SYSTEM
- INTERCOM, CENTRAL VAC, SECURITY SYSTEM
- BRASS PLUMBING FIXTURES
- IRONING BOARD
- EGRESSABLE BASEMENT WINDOW(S)
- ENTERTAINMENT CENTER
- CROWN MOLDING &/OR CHAIRRAIL IN DINING ROOM
- SIX PANEL OAK DOORS
- MANY CUSTOM CABINET FEATURES

- SEE AGENT FOR OTHER OPTIONS

- PRICES AND FEATURES ARE SUBJECT TO CHANGE
WITHOUT NOTICE