



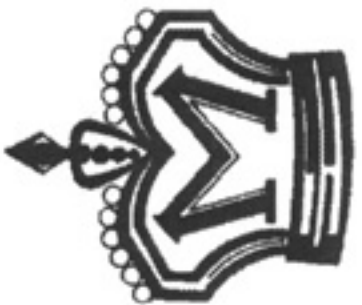
Floor Plan - Duke
Square Footage - 2688 Sq. Ft.
(Two Car/No Lot)

Price \$ _____

Floor plan shows some optional features



Monarch
Homes



*"Building Quality Homes
for Over Two Decades"*

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STANDARD FEATURES FOR DUKE:

INTERIOR FEATURES:

- 8' CEILINGS
- HEATILATOR GAS FIREPLACE IN FAMILY ROOM
- COLONIST SIX PANEL DOORS OR FLUSH OAK
- OAK TRIM THROUGHOUT
- HUGE KITCHEN W/SUNROOM
- OAK FLOOR IN ENTRY
- NUMEROUS WOOD CASEMENT WINDOWS THAT VENT
- SPACIOUS TWO STORY ENTRY W/FULL VIEW WINDOW
- LOCKER AREA / MUDROOM
- WALKWAY FROM ENTRY TO KITCHEN
- SLOPE CEILING IN SUNROOM

KITCHEN:

- EIGHT (8) CAN LIGHTS
- CUSTOM OAK CABINETS W/RAISED PANEL DOORS
- SUNROOM W/FULL VIEW WINDOWS
- WALK-IN PANTRY
- VINYL FLOOR
- FULL CERAMIC TILE BACKSPLASH
- FORMICA COUNTERTOPS
- CAST IRON SINK W/MOEN FAUCET
- BADGER ONE GARBAGE DISPOSAL
- MELAMINE INTERIORS
- CONCEALED HINGES
- LARGE ISLAND WITH SINK

DINING ROOM:

- VAULTED CEILING
- OAK TRIM
- COLUMNS WITH ARCH OPENINGS

MASTER BEDROOM:

- VAULTED CEILING W/CEILING FAN
- OAK TRIM
- SPACIOUS WALK-IN CLOSET W/SHOE RACKS & WINDOW
- **MASTER BATH:** DOUBLE SINKS & ONYX MARBLE TOPS
- VINYL FLOOR
- NASSAU WHIRLPOOL TUB W/TILE BACKSPLASH
- FIBERGLASS SHOWER
- GLASS BLOCK OR AWNING WINDOW
- SLOPE CEILING MASTER BATH

BEDROOMS #2:

- PRIVACY BATH (optional)
- WALK-IN CLOSET
- SLOPE CEILING

BEDROOMS #3, #4:

- HUGE WALK-IN CLOSETS
- JACK & JILL BATH (optional)

BATHS & PLUMBING:

- CUSTOM OAK RAISED CABINETS IN BATHROOM
- MOEN SINGLE POINT FAUCETS (LIFETIME WARRANTY)
- 50 GAL. QUICK RECOVERY GAS WATER HEATER
- TWO EXTERIOR FROST PROOF HOSE BIBS
- ONYX MARBLE TOPS

HEATING & AIR CONDITIONING:

- ARMSTRONG +80% EFF GAS FURNACE W/OVRHD FEED
- ARMSTRONG HIGH-EFF 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:

- VENTED STORM DOOR
- INSULATED STEEL RAISED PANEL OVERHEAD GAR/DOOR
- 12'x14' CONCRETE PATIO
- 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 INSULATION
- FIVE YEAR TERMITE SOIL TREATMENT

ELECTRICAL:

- PRE-WIRE FOR (12) PHONES AND/OR CABLE
- 220 V. CIRCUIT FOR RANGE AND DRYER
- GFI IN BATHS, KITCHEN, EXTERIOR OUTLETS & GARAGE
- 200 AMP SUPPLY PANEL

ALLOWANCES:

- CARPET - \$18.00 S/YD
- BRICK - \$400 PER 1000
- LIGHT FIXTURES - \$2,200
- CERAMIC TILE - \$7.00 S/FT
- APPLIANCES - \$1,500
- FRONT DOOR - \$350

OPTIONAL FEATURES:

- THREE CAR GARAGE
- WALKOUT BASEMENT
- WOOD FLOOR IN KITCHEN, SUNROOM, HEARTHROOM
- 9' CEILINGS ON FIRST FLOOR
- ROUNDED CORNERS ON FIRST FLOOR
- GRIDS ON FRONT WINDOWS
- 14 x 17 DECK
- EXTRA WINDOWS IN BASEMENT
- SKYLIGHT IN MASTER BATH
- BOOKCASES IN FAMILY ROOM
- LAUNDRY TUB
- CURB GRIND
- SECURITY SYSTEM
- SPRINKLER SYSTEM (ALLOWANCE)
- TIE WALL (ALLOWANCE)
- STEREO SOUND WIRING
- SKYLIGHT IN MAIN BATH
- JACK & JILL BATH
- PRIVACY BATH

- SEE AGENT FOR OTHER OPTIONS

* PRICES AND FEATURES SUBJECT TO CHANGE WITHOUT NOTICE



Monarch Homes
339-6782