

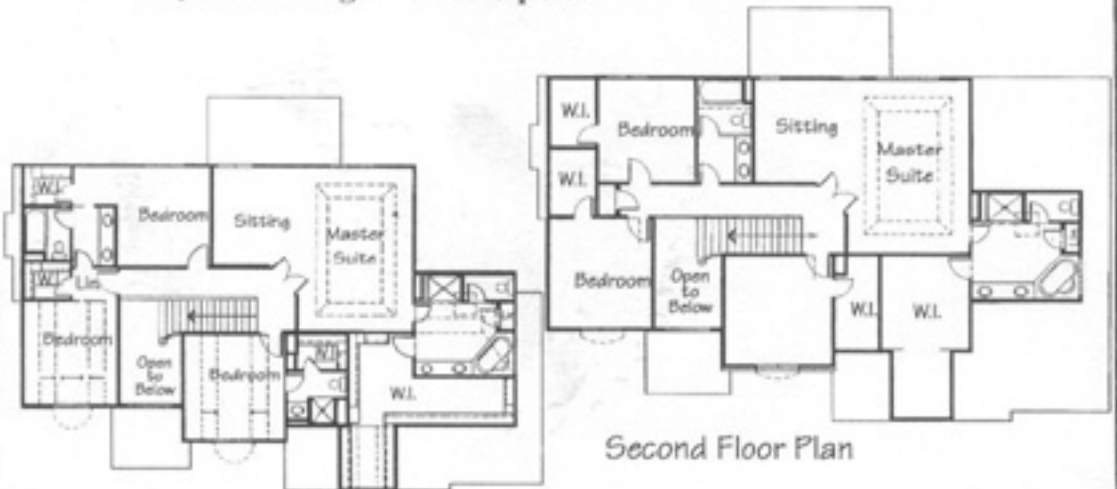
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Floor plan shows some optional features

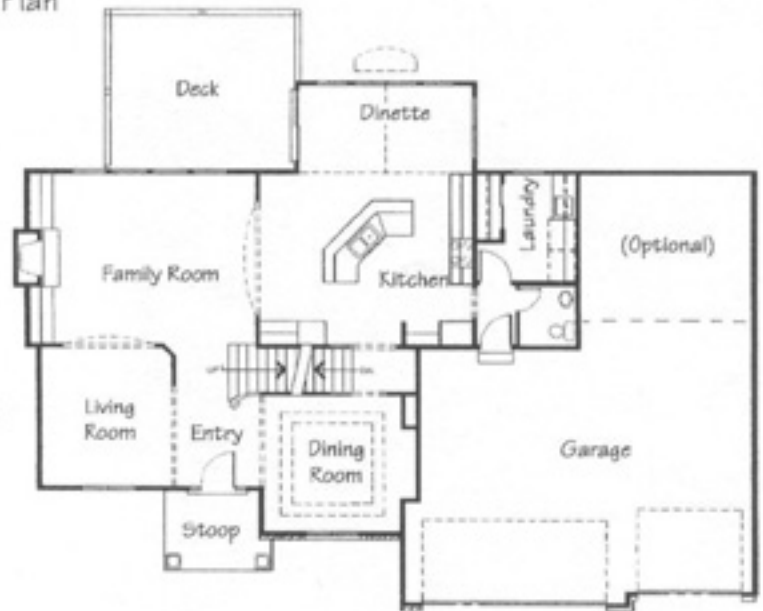
Floor Plan - Savannah Shores Marquis

Square Footage - 2830 Sq. Ft.



Second Floor Plan

Optional Second Floor Plan



First Floor Plan

Monarch
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*"Building Quality Homes
for Over Two Decades"*

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**STANDARD FEATURES FOR
SAVANNA SHORES MODEL:**

INTERIOR FEATURES:

- 8' CEILINGS
- HEATILATOR GAS FIREPLACE IN FAMILY ROOM
- COLONIST SIX PANEL DOORS OR FLUSH OAK
- OAK TRIM THROUGHOUT
- HUGE KITCHEN WITH SUNROOM
- CHOICE OF TILE OR OAK FLOOR IN ENTRY
- NUMEROUS WOOD CASEMENT WINDOWS THAT VENT
- SPACIOUS TWO-STORY ENTRY W/FULL VIEW WINDOW

KITCHEN:

- NUMEROUS CAN LIGHTS
- CUSTOM OAK CABINETS W/RAISED PANEL DOORS
- SUNROOM W/FULL VIEW WINDOWS
- OAK PANTRY
- VINYL FLOOR
- TILE CERAMIC BACKSPLASH
- FORMICA COUNTERTOPS
- CAST IRON SINK WITH MOEN FAUCET
- BADGER ONE GARBAGE DISPOSAL
- MELAMINE COUNTERTOPS
- CONCEALED HINGES

DINING ROOM:

- VAULTED CEILING
- HUTCH SPACE
- OAK TRIM

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
- GLASS BLOCK OR AWNING WINDOW
- SITTING ROOM OFF MASTER

BEDROOMS #2, #3 & #4:

- HUGE WALK-IN CLOSETS

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 13 SEER AIR CONDITIONER
- GENERAL 1040 POWER HUMIDIFIER

BASEMENT:

- 9" POURED FOUNDATION
- ¾ BATH ROUGH-IN
- FIVE-YEAR DAMPROOFING
- INTERIOR DRAIN TILE SYSTEM W/ SUMP PIT
- INSULATION PACKAGE

EXTERIOR FEATURES:

- VENTED STORM DOORS
- INSULATED STEEL RAISED PANEL OVERHEAD GAR/DOOR
- 12' x 14' 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 SOLI TREATMENT

ELECTRICAL:

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

ALLOWANCES:

- CARPET - \$18.00 SQ. YD.
- BRICK - \$400 PER 1000
- LIGHT FIXTURES - \$2,400
- CERAMIC TILE - \$7.00 SF
- APPLIANCES - \$1,500
- FRONT DOOR - \$350

OPTIONAL FEATURES:

- THREE CAR GARAGE
- FOUR CAR TANDEM GARAGE
- WALKOUT BASEMENT
- WOOD FLOOR IN KITCHEN AND SUNROOM
- 9' CEILINGS ON FIRST FLOOR
- ROUNDED CORNERS ON FIRST FLOOR
- GRIDS ON FRONT WINDOWS
- 14 x 17 DECK
- THREE EXTRA WINDOWS IN BASEMENT
- SKYLIGHT IN MASTER BATH & MAIN BATH
- BOOKCASES IN FAMILY ROOM
- LAUNDRY TUB
- CURB GRIND
- SECURITY SYSTEM
- SPRINKLER SYSTEM (ALLOWANCEC)
- TIE WALL (ALLOWANCE)
- STONE ON EXTERIOR
- SOLID SURFACE KITCHEN COUNTERS
- BIRCH CABINETS
- IRON SPINDLES
- UPGRADED TRIM
- WHITE WOODWORK
- VINYL CLAD WINDOWS
- PANEL ISLAND WALL

- SEE AGENT FOR OTHER OPTIONS

PRICES & FEATURES SUBJECT TO CHANGE WITHOUT NOTICE



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