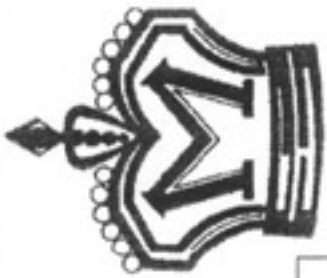




Floor Plan - Emiline Marquis III
Square Footage - 3149 Finished Sq. Ft.

**Monarch
Homes**



Floor plan shows some optional features

First Floor



Second Floor



*"Building Quality Homes
for Over Two Decades"*

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STANDARD FEATURES FOR EMILINE MARQUIS III

INTERIOR FEATURES:

- 8' CEILINGS
- MASONITE OR FLUSH OAK DOORS
- OAK TRIM
- NUMEROUS WOOD CASEMENT WINDOWS THAT VENT
- SPACIOUS TWO STORY ENTRY

KITCHEN / SUNROOM:

- FOURTEEN (14) CAN LIGHTS
- WIRING FOR ONE (1) CEILING FAN I LIGHTS
- VINYL FLOOR
- FULL CERAMIC TILE BACKSPLASH
- FORMICA COUNTERTOPS
- STAINLESS STEEL SINK w/MOEN FAUCET
- MELAMINE INTERIORS IN CABINETS
- CONCEALED HINGES
- FULL VIEW WINDOWS
- ICE MAKER WATER LINE
- ANGLED CENTER ISLAND WITH SINK
- BUILT-IN SINGLE OVEN
- 6' PATIO DOOR
- TWO (2) PENDANT LIGHTS ON ISLAND

DINING ROOM:

- VAULTED SMOOTH CEILING
- OAK TRIM
- CARPET

DEN:

- FRENCH DOORS w/TRANSOM

FAMILY ROOM:

- OAK TRIM
- FIREPLACE w/OAK COLUMNS AND MANTEL
- STONE FRONT

MASTER BEDROOM AND BATH:

- SMOOTH VAULTED CEILING w/FAN LIGHT
- OAK TRIM
- SPACIOUS WALK-IN CLOSET w/SHOE RACKS
- FRENCH DOORS
- SITTING ROOM w/FULL VIEW WINDOWS
- DOUBLE STONE ONYX MARBLE SINKS
- TILE FLOOR
- WALK-IN SHOWER
- GLASS BLOCK OR AWNING WINDOW
- MAUI WHIRLPOOL w/TILE FRONT
- LINEN CLOSET w/GLASS DOORS
- PLANT LEDGE OVER SHOWER
- SLOPED CEILING
- MEDICINE CABINET

BEDROOMS #2, #3, #4:

- WALK-IN CLOSETS
- OAK TRIM
- CARPET

LAUNDRY ROOM:

- CUSTOM OAK CABINETS AND OAK TRIM
- HANGING ROD
- WINDOW
- VINYL FLOOR
- COAT CLOSET

REAR HALL:

- LOCKER DROP ZONE
- TILE FLOOR
- LAUNDRY CHUTE

BATHS & PLUMBING:

- CUSTOM OAK CABINETS
- MOEN SINGLE POINT FAUCETS (LIFETIME WARRANTY)
- 50 GAL. QUICK RECOVERY GAS WATER HEATER
- WHITE ONYX MARBLE TOPS
- PLATE GLASS MIRRORS

BASEMENT:

- 9' Poured FOUNDATION
- 3/4 BATH ROUGH-IN
- FIVE YEAR DAMP-PROOFING WARRANTY
- ONE (1) GFI OUTLET
- INTERIOR DRAIN TILE w/SUMP PIT

GARAGE:

- TWO CAR
- FINISHED WALLS AND CEILING
- PAINT AND TRIM
- 16 x 7 INSULATED STEEL SIX PANEL DOOR
- PRE-WIRED FOR GARAGE DOOR OPENER
- ONE (1) GFI OUTLET
- CURB GRIND

EXTERIOR FEATURES:

- HORIZONTAL LAP SIDING ON ALL SIDES
- GABLE OVER GARAGE
- ROUND 12" PERMACAST COLUMNS
- BRICK GARAGE PIERS AND FOUNDATION
- SATIN EXTERIOR PAINT
- ASPHALT SHINGLES
- 8,000 SQ FT SOD
- 12' x 14' CONCRETE PATIO
- PROFESSIONALLY CAULKED
- LINCOLN WOOD WINDOWS
- VENTED STORM DOOR
- TWO EXTERIOR FROST PROOF SILCOCKS
- TERMITE PRETREAT

ELECTRICAL:

- PRE-WIRE FOR (12) PHONES / CABLE OUTLETS
- 220 V. CIRCUIT FOR RANGE AND DRYER
- GFI IN KITCHEN, BATHS, EXTERIOR OUTLETS
- PROPERLY SIZED ELECTRICAL PANEL

HEATING & AIR CONDITIONING:

- ARMSTRONG +80% EFF GAS FURNACE w/OVRHD FEED
- ARMSTRONG HIGH-EFF 13 SEER AIR CONDITIONER
- POWER HUMIDIFIER
- R-40 CEILING INSULATION
- R-19 SIDEWALL INSULATION

ALLOWANCES:

- CARPET - \$18.50 S/YD
- LIGHT FIXTURES - \$2,700
- CERAMIC TILE - SAME AS MODEL
- APPLIANCES - \$2,300
- FRONT DOOR - \$400
- VINYL - SAME AS MODEL

SEE AGENT FOR OPTIONAL FEATURES SEEN IN MODEL

ALL PRICES AND FEATURES SUBJECT TO CHANGE
WITHOUT NOTICE



Monarch Homes
339-6782