

The Townhomes of

The Bluffs on Sans Pierre

\$322,858 Base Inside Walkout

Deck & Patio Features:

- ◆ Trex decking and aluminum railings. (See plan for sizes)
- ◆ Standard concrete patio at walkout. (See plan for sizes)
- ◆ One 6' sliding patio door at Deck, and 6' patio door at lower level Rec. Room walkout.

Special Construction Features:

- ◆ Poured 8'-4" concrete foundation walls.
- ◆ Ceiling heights: 8'-0" in lower level and 9'-0" main level (w/vaults).
- ◆ 2x6 exterior framed walls (Garage is 2x4), 2x4 interior framed walls.
- ◆ Front façade is vinyl Shakertown siding with cultured stone accents.
- ◆ 5" double lap siding on sides and rear elevations.
- ◆ Greenguard House wrap on all exterior walls.
- ◆ Aluminum soffit and fascia.
- ◆ 8' high x 16' wide steel, insulated Garage Door with glass window lites. (Depends on style of Elevation).
- ◆ Belt driven garage door opener with two remotes, and 1 keypad.
- ◆ Garage walls are insulated, sheet rocked and fire taped.
- ◆ Garage ceiling is sheet rocked and fire taped only, no insulation.
- ◆ Exterior walls are R-19 batted fiberglass insulation, ceiling is R-44 blown fiberglass.
- ◆ All Party walls are insulated for sound.
- ◆ Sheathing: Walls are 7/16" OSB; Roof is 1/2" Oxboard.
- ◆ Tamko 30 year shingles.
- ◆ Ice and water shield.
- ◆ Standard concrete stoops and sidewalks. (See plan for locations)
- ◆ All interior ceilings to be finished with naples texture.
- ◆ All appliance installation is standard.
- ◆ Two car Garage with asphalt driveway. (See plan for sizes)
- ◆ Optional Side load 2-car or 3-car garage available. (Outside units only)

Exterior

We Offer 3 Floor Plans:

Player Plan: 1618 sq.ft. 1-bedrm. Up

Palmer Plan: 1618 sq.ft. 1-bedrm. Up

Nicklaus Plan: 1618 sq.ft. 2-bedrm Up

Sun Room w/covered deck: Opt. 15'x12'
Screen Porch w/covered deck: Opt. 14'x12'

Lower level: 1374 Optional sq.ft.

(Recreation Room, 3/4 Bath, LL Bedroom #2, LL Bedroom #3, Exercise Room)

Mechanical

Plumbing Features:

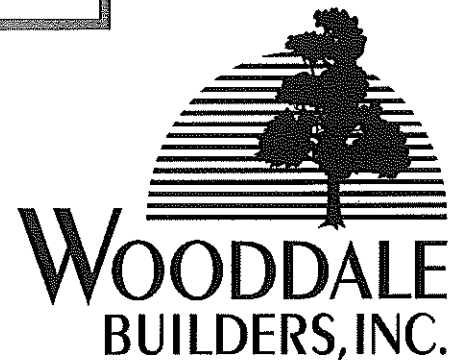
- ◆ Delta 520 Chrome Sink Faucets in All Baths.
- ◆ Delta 440 Chrome sink faucet in the Kitchen.
- ◆ Delta 13220 Chrome faucet in Master Bath Shower.
- ◆ Gerber 21-502 toilets in all Baths.
- ◆ Kitchen sink is stainless steel.
- ◆ Rheem 50 gallon electric water heater.
- ◆ Two exterior lawn faucets. One in front, one in rear.
- ◆ Ice maker hook up for Kitchen refrigerator
- ◆ Electric dryer hook up.
- ◆ One floor drain in the Mechanical Room.
- ◆ Water softener rough in. (No water softener included).
- ◆ Rough in plumbing for Lower level 3/4 Bath.
- ◆ Rough in Radon venting. Radon fan is optional.
- ◆ Complete firesprinkled unit

H.V.A.C. Features:

- ◆ Rheem central air conditioning.
- ◆ 90 plus high efficiency furnace.
- ◆ Standard Honeywell thermostat.
- ◆ Vented electric dryer.
- ◆ Nonvented Microwave above range
- ◆ Electric free standing range.
- ◆ Complete lower level is roughed in for heating standard.

Electrical Features:

- ◆ 200 Amp Electrical Service.
- ◆ 6 telephone jacks per unit.
- ◆ 6 Cable TV jacks per unit.
- ◆ One DSS Satellite Dish per Building.
- ◆ 8 recess lights included.
- ◆ One doorbell chime per level finished.
- ◆ Surround sound available as an option.
- ◆ Porcelain lights in unfinished lower level.
- ◆ One exterior outlet in front, Deck, and rear Patio.
- ◆ Complete security system included.
- ◆ Complete lower level is roughed in for electrical standard.



Interior

Millwork, Doors, & Window Features:

- ◆ Steel front entry door with 12" sidelight.
- ◆ (Optional storm door available).
- ◆ Interior doors are Prefinished enameled masonite 2 Panel raised. w/prefinished stained trim.
- ◆ Steel fire rated door at Mud Room to Garage.
- ◆ Deadbolt locks on front door and fire door with flip lever interior and keyed exterior.
- ◆ Standard 1/2 wall with prefinished wood cap at stairway.
- ◆ (Railings available as an option).
- ◆ Closet shelving is white melamine throughout.
- ◆ Door hardware is Schlage Dexter ORB knobs. (Interior and Exterior).
- ◆ All casing and base board trim is prefinished Poplar Princeton style.
- ◆ (4) square sheet rocked openings, 8' high.
- ◆ Anderson Silverline windows.

Owner's Private Bath Features:

- ◆ 36" x 48" fiberglass shower.
- ◆ Optional Ceramic tile shower available.
- ◆ Clear glass sliding shower door with chrome trim.
- ◆ Cultured marble vanity top with two molded bowls.
- ◆ Ceramic tile flooring with wood base trim.
- ◆ One towel bar, and one toilet paper holder per bath.
- ◆ Optional 36" x 72" sleeping tub.
- ◆ Mirrors are the length of the vanity and 40" high.
- ◆ Linen storage.
- ◆ 34" high Birch vanity with 1 bank of drawers and square raised panel doors.

Laundry & Mudroom Features:

- ◆ Electric Washer and dryer hook ups. (Gas is available as an Option).
- ◆ Walk in Mudroom Closet.
- ◆ Vinyl flooring.
- ◆ Optional base cabinet with drop in laundry tub and Optional counter over washer and dryer.
- ◆ Optional 36" high upper cabinets.

Kitchen / Cabinet Features:

- ◆ Birch prefinished sq.raised panel cabinets w/42" uppers and F-610 cabinet cove.
- ◆ One bank of drawers.
- ◆ One double waste basket rollout.
- ◆ One breadboard.
- ◆ Kitchen perimeter countertops are laminate.
- ◆ Flush laminate center Island.
- ◆ All cabinets throughout home have hidden hinges and are completely vinyl lined.
- ◆ Nonvented microwave.
- ◆ Freestanding electric range.

Great Room Features:

- ◆ Direct vent gas fireplace, no fan or remote. (Model ST-750).
- ◆ Fireplace has ceramic tile face, 1-row tile hearth, with wood mantle and box legs with fluted overlays.

Powder Bath Features:

- ◆ Standard pedestal sink.
- ◆ Designer mirror included, by allowance.
- ◆ One towel bar, one towel ring, and one toilet paper holder.

Flooring Features:

- ◆ All millwork, doors, and cabinets are stained and prefinished.
- ◆ All interior walls will have two coats of paint, one color.
- ◆ Site finished Oak Wood flooring throughout the Kitchen, Dinette, 1/2 Bath, Foyer, Foyer Hall and Hall to Master Bedroom.
- ◆ Vinyl flooring throughout the Laundry Room and Mudroom.
- ◆ Carpet flooring throughout the Great Room, Dining Room, Master Bedroom, and stairs.

Painting / Staining Features:

Dining Room Features:

- ◆ Formal Dining Room opening to Grand Foyer.
- ◆ Optional Study available with French Doors.

Miscellaneous Features:

- ◆ Carpet flooring allowance is \$ 18.00 / square yard.
- ◆ Vinyl flooring allowance is \$ 18.00 / square yard. (Vinyl will be laid over 1/4" green board).
- ◆ Ceramic tile flooring allowance is \$12.00 / square foot.
- ◆ Light fixture allowance is \$600.
- ◆ Appliance allowance is \$2,361.
- ◆ Cabinet hardware allowance is \$150.
- ◆ Address stone is included, location to be determined by Wooddale.
- ◆ Final cleaning of interior prior to move in, including interior and exterior window cleaning.
- ◆ Landscaping is included in base price.
- ◆ Exterior lawn sprinklers are included in base price.