

7589 GREENVIEW Ave.

DESIGN FEATURES:

- Modern Southwestern Design
- 2980 sq ft. Four bedrooms with an office, 2.5 baths and a 3 car garage with storage area.
- Additional 769 sq ft finished in lower level includes a rec room, half bath and is pre-plumbed for a future bar sink.
- The Family room and foyer have cathedral ceilings with a hand crafted wood beam.
- Large walk-in pantry.
- Rear porch is covered. Patio is not covered.
- Composite B&B siding on front of house with factory finish.
- Landscape package.

CONSTRUCTION FEATURES:

- 9' poured wall foundation, includes horizontal and vertical rebar.
- Foundation drain tile on both sides of footer with sump pump. The exterior drain tile is covered with 16" of gravel.
- Delta foundation waterproofing with 20-year warranty.
- Glass block windows with vents.
- Support columns at garages and stoop to prevent concrete driveway, sidewalk and patio from settling.
- Heavy duty steel beams engineered for long spans to minimize basement posts.
- Double floor joists underneath the kitchen island and other key areas for enhanced support.
- 9' ceilings on 1st floor, 8' on 2nd floor.
- Walls taller than 9' are 2x6.
- Bowed studs get planed straight or replaced prior to drywall.
- OSB wall sheathing for structural integrity.
- Rainscreen drainage plane behind stone veneer.
- All homes have sub-floors power sanded prior to trim carpentry.
- Two garage floor drains.

EXTERIOR FEATURES:

- Metal roof accent.
- Brick porch columns.
- Harvey windows, Slimline Series double hung with Low E energy efficient glass. Screens are included.
- Harvey sliding patio door with multi-point locking system.
- Therma-Tru fiberglass insulated entry doors with rot-free jamb for long lasting durability.
- CertainTeed Landmark 30-year architectural roof shingles with ridge vent.
- Ice and water protection in all roof valleys
- Wayne Dalton model 9405 garage door with Charleston panel. The double door is 2' wider than typical.
- Full stone band on the foundation.

ENERGY EFFICIENT FEATURES:

- Lennox 96% Elite Series 2-stage gas furnace with Media filter and 14 SEER A/C professionally sized for your home.
- All hvac ductwork connections are sealed to prevent air leakage.
- R-15 sidewall insulation. R-49 ceiling insulation.
- Caulk & Seal air infiltration package
- Tyvek house wrap air infiltration and moisture barrier
- High performance, Low-E window glass.
- LED lightbulbs.
- Insulated garage.

INTERIOR FEATURES:

- Luxury vinyl Coretex Pro Enhanced plank flooring with 20 mil wear layer.
- Stain resistant carpet with 8lb pad.
- Tall vanities in master and 2nd floor baths.
- Tile shower with bench seat.
- Quartz or Granite remnant counters in bathrooms.
- Two panel square solid core doors on first floor. Hollow core on 2nd floor.
- Schlage door hardware. Levers (not knobs) for interior and decorative front door handle.
- Enhanced and upgraded trim package.
- Heatilator Caliber model direct vent gas log fireplace with heat-activated blower and limestone plaster on the fireplace walls.
- Fireplace mantle is custom crafted.
- Luxury Lighting Package.
- Mirrors and towel bars.
- Shower door.

KITCHEN FEATURES:

- Shiloh and Aspect cabinetry by Bolons. Perimeter cabinets are stained. Island cabinets are painted. Full overlay door panel with concealed hinges.
- 48" wall cabinets with a custom stacked crown.
- Soft close cabinet doors and drawers.
- Shiloh wood range hood vented to the exterior.
- Blanco Diamond super single sink in island.
- GE Café Professional collection of appliances. White stainless with copper handles.
- Quartz kitchen countertops.
- Delta high arc faucet with Champagne Bronze finish.
- Ceramic Tile kitchen backsplash with decorative tile in-lay.
- Laundry room base and upper cabinets

PLUMBING & ELECTRICAL FEATURES:

- Delta faucets: Most are champagne bronze finish. Others are black finish.
- Navien model NPE 240A on demand water heater.
- Pex water piping system with manifold block.
- Elongated and comfort height toilets with soft-close seats.
- Smoke detectors and carbon monoxide detectors.
- 200 amp electrical service with 100 amp sub panel
- Recessed lights included.

Email: JeffReaBldr@att.net
Jeff Cell: (330)806-6122

ADDITIONAL CUSTOM UPGRADES

- Large basement rec room with half bath. Rec room is plumbed for future bar sink.
- Video camera system at front door and on patio.
- Insulated garage.
- Several ceilings painted.
- Decorative tile backsplash in the pantry.
- Several shiplap wall accents.

PIECE of MIND:

- Price guarantee — ask us for the details.
- Guaranteed move-in date.
- Personalized decorator to help you through the selections process.
- Pre-contract site inspection to determine site costs, ideal home location and identify any site issues.
- Multiple customer walkthroughs during construction.
- Extensive quality control process to ensure everything is done correctly.
- All heat ducts are covered during construction, then cleaned prior to your move-in.
- Pre-closing, new home orientation to educate our customers on product function and maintenance.

**Email: JeffReaBldr@att.net
Jeff Cell: (330)806-6122**