



1209 Owl Creek Ave Standard Features

Interior Features

- 9' Ceilings throughout
- Vaulted living room
- Hand troweled drywall texture
- Bullnose wall corners
- Hollow core doors
- Tile in the bathrooms
- Pergo Outlast waterproof laminate flooring everywhere except bathrooms
- Nickel electrical fixtures
- Nickel plumbing fixtures
- Nickel lever door handles
- Ceiling fan in the living room and master bedroom
- Recessed can lighting in the kitchen and living room
- Walk in closets in the 2nd and 3rd bedrooms
- Mudroom with bench and coat hooks next to laundry
- LED lighting
- Forced air heat
- Air conditioning

Kitchen Features

- Granite countertops
- American Woodmark maple stained cabinets with soft close doors and drawers, dovetail construction, crown molding, trash can and 36" wall cabinets
- Large stainless-steel double basin under mount sink
- Whirlpool stainless steel appliances
- Pergo Outlast waterproof laminate floor
- Durable ½ hp garbage disposal
- Water supply to refrigerator

Bathroom Features

- Tile floor in both bathrooms
- Delta and American Standard fixtures
- Laminate countertops in bathrooms
- Shower insert in master bath
- Tub/shower insert in second bathroom
- Ventilation fans
- Nickel vanity lights

Exterior Features

- Owens Corning Oakridge 30-year architectural shingles
- Hipped roof
- James Hardie Board prefinished lap siding
- 150 sf Cultured Stone on front elevation
- Steel soffit and fascia
- Seamless gutters
- 6:12 roof
- 2 car finished garage
- 8' insulated garage door, belt drive with 2 openers
- Concrete driveway, sidewalks and back covered porch
- Front door with decorative glass
- Side door with half-light into garage
- Ply-Gem white vinyl windows

Construction and Energy Standards

- 2x6 exterior walls 16" on center
- Built over crawl space with engineered floor
- Conditioned crawlspace
- Engineered foundation
- Grace Ice & Watershield on eaves and in the valleys of the roof
- R-19 insulation in the walls and floor
- R-38 insulation in the attic
- Insulated garage walls
- 95% minimum high efficiency gas furnace
- Air returns mounted in the ceiling