

# MAPLEWOOD CUSTOM

JFE Construction



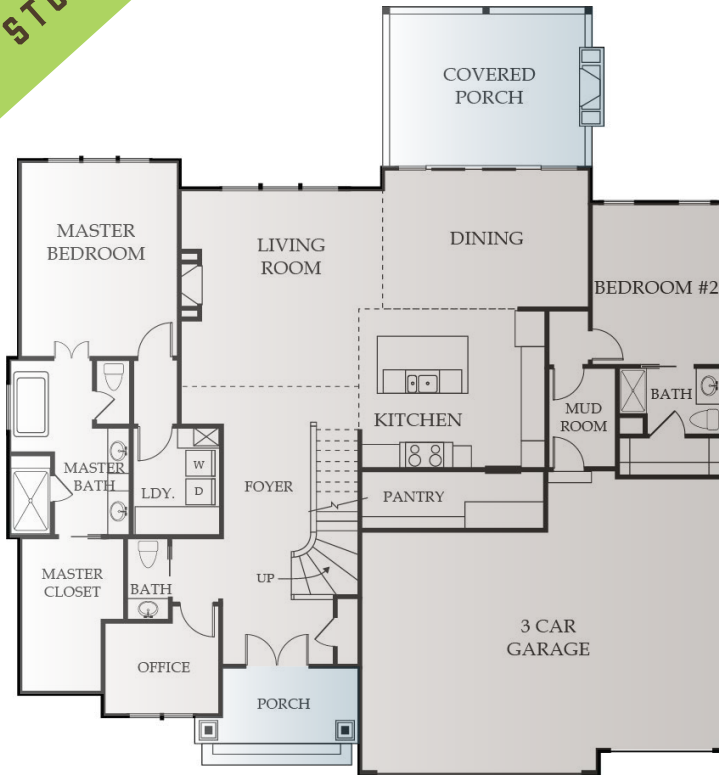
5  
BEDS

4  
BATHS

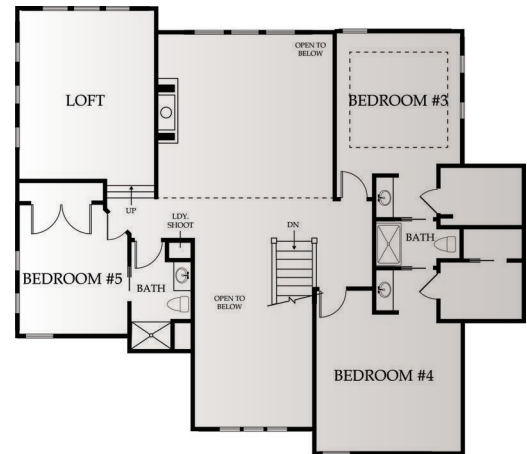
3706  
SQ. FT.



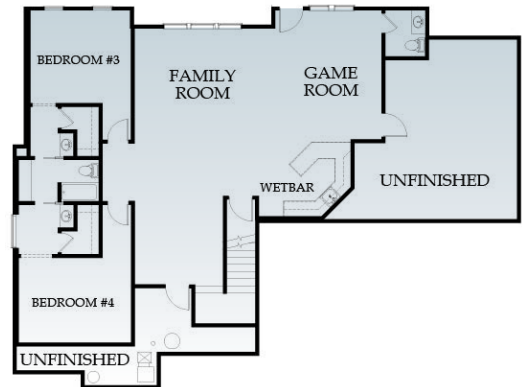
1.5 STORY



2,324 SQFT  
MAIN LEVEL



UPPER LEVEL  
1,322 SQFT



OPT. LOWER  
1,487 SQFT



**INCLUDES**

- o 16x20 Patio
- o 9' Foundation Walls

**HVAC**

- o 80 % Furnace / 13 Seer AC

**ELECTRICAL**

- o Air Switches on the island for Pendants / Garbage Disposal
- o Exterior Coach Lights Front
- o Keyless Lights in the Garage
- o All Bedrooms / Living Room Wired for Fan / Light

**PLUMBING**

- o Chrome Standard Plumbing Fixture
- o Kitchen Faucet is Upgraded ORB or Brushed Nickle Moen Anabelle Goose Neck
- o Upper Level Guest Hollywood Bath Fiberglass Tub/ Shower Unit
- o Master Shower Tile Walls / Floor
- o Main Floor Guest Shower Fiberglass Base / Tile Walls
- o 50 Gallon Gas Water Heater
- o (2) Outside Hose Bibs
- o Ice Maker Line Ran for Fridge
- o Radon Vent Pipe for Future Hook-Up (No Fan/No Outlet)

**WINDOWS**

- o Quaker Vinyl Windows - Single Hung

**INSULATION**

- o R-13 Batt Insulation in the Walls
- o R-11 Batt Insulation in the Garage Walls
- o R-49 Blown in Attic
- o Caulk / Foam Package
- o Foam behind all exterior Outlets
- o Foam Board Cantilevers / Batt Insulation
- o #2 or Better Lumber
- o Gripripte Brand House Wrapp

**FIREPLACES**

- o 40" Living Room Gas Fireplace

**CABINETS**

- o Custom Vanties
- o Custom Kitchen
- o 30" Laundry Upper is included in Standard Base Allowance

**TOPS** See Allowance (Cambria Quartz / Granite)

- o Kitchen
- o All Vanities

**TILE**

- o Main Floor Guest Bath Shower Fiberglass Base / Wall Tile
- o Main Floor Guest Bath Floor Tile
- o Master Shower Walls / Floor Tile
- o Master Shower Bench Seat Tile
- o Kitchen Splash Tile
- o Upper Level Guest Bath Floors
- o Laundry / Mud Room Tile

**HARDWOOD** See Allowance

- o Entry/Kitchen/Pantry/Dining/Garage Hall

**PAINTING**

- o Sherwin Williams / Spectrum or Equal Products
- o Wall Paint Flat / Trim Enamel

**TRIM FEATURES**

- o 6'-8" Tall Interior Doors
- o Custom Designed Home Owner Selected Interior Door
- o Custom Designed Home Owner Selected Closets
- o Seat / Large Lockers in Mudroom
- o Main Faux Beam Mantle
- o Box Newell Posts
- o Metal Spindles Rail

**APPLIANCES**

- o GE Electric Cooktop, Built In Wall Oven, Microwave, Dishwasher

**MIRRORS**

- o Main Floor Guest Bath Framed Mirror (Provided by Builder)
- o All Other Bath Mirrors Plate Glass
- o ORB, Brushed Nickle, Chrome Standard JFE Bath Hardware
- o Towell Bar, TP Holder, Towell Ring
- o Master Shower Door Heavy Glass
- o All Other Shower Doors Framed, 1/4" Glass
- o Tub / Shower Units No Doors
- o Spray Waterproofing System (Limited Warranty)
- o Sump Pump / Footing Drain Tile with Sock
- o Barried Downspout by Front Sidewalk (1)

