

MONTEREY

James Engle
Custom Homes



4
BEDS

5
BATHS

3463
SQ. FT.



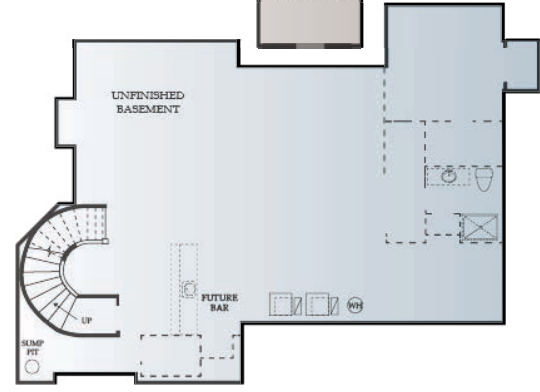
2 STORY



1,775 SQFT
MAIN LEVEL



UPPER LEVEL
1,688 SQFT



OPT. LOWER



EXTERIOR

- 19x14 covered deck or patio (depends on lot) with ceiling fan
- 3/4 Bath and wet bar stub in basement for future finish
- 30 year composition roof with ice & water shield
- Approx. 9' foundation walls (not ceiling height) and 10' ceilings on main level with vaulted Great Rm
- Front elevations with stucco & stone accent included (per plan); Renderings may show upgrades
- LP® SmartSide® Trim & Siding
- Choice of white or tan vinyl windows and sliding patio doors
- Low "E" insulated glass; fixed or single hung with screens and security locks
- Textured fiberglass 6'8" tall fiberglass front door with 2 direct-set clear glass sidelights

INTERIOR

FLOORING AND TILE

- o Ceramic tile floors in Master Bath, Laundry and secondary Baths
- o Ceramic tile Kitchen, Butlery & Prep Kitchen backsplash
- o Ceramic tile walls and floor in Master shower
- o Choice of standard hardwood floors: 2 1/4" red/white site finished oak or 5 pre-finished options
- o Hardwood flrs in Entry, 1/2 Bath, Kitchen, Prep Kitchen, Breakfast Rm, Pantry, Great Rm & Garage Hall

PLUMBING AND FIXTURES

- o 50 gallon gas water heater
- o Oil rubbed bronze or stainless steel fixtures – Kitchen, Prep Kitchen, MBA & ½ Bath
- o Chrome fixtures at all remaining locations
- o 2 shower heads in Master shower
- o One-piece white fiberglass shower/tub units, unless specified otherwise
- o Jetted 42x72 tub at Master Bath with ceramic tile surround and step
- o Drop-in laundry sink

FIREPLACE, TRIM AND MIRRORS

- o Direct vent fireplace with floor-to-ceiling stone façade and wood mantle
- o Boot bench in Mud Room
- o Choice of oil rubbed bronze or brushed nickel door knobs and hinges
- o Wrought iron spindles, wood end caps and square capped newel posts
- o Heavy, frameless, swinging, clear glass Master shower door
- o Trim wrapped mirrors at Master Bath vanities

WARRANTIES AND SERVICES

- o 1 year James Engle Custom Homes provided warranty program
- o 24-hour emergency warranty service
- o Quality assurance walk through occurs at 60 days and at 11 months after closing

