

KEYSTONE

JFE Construction



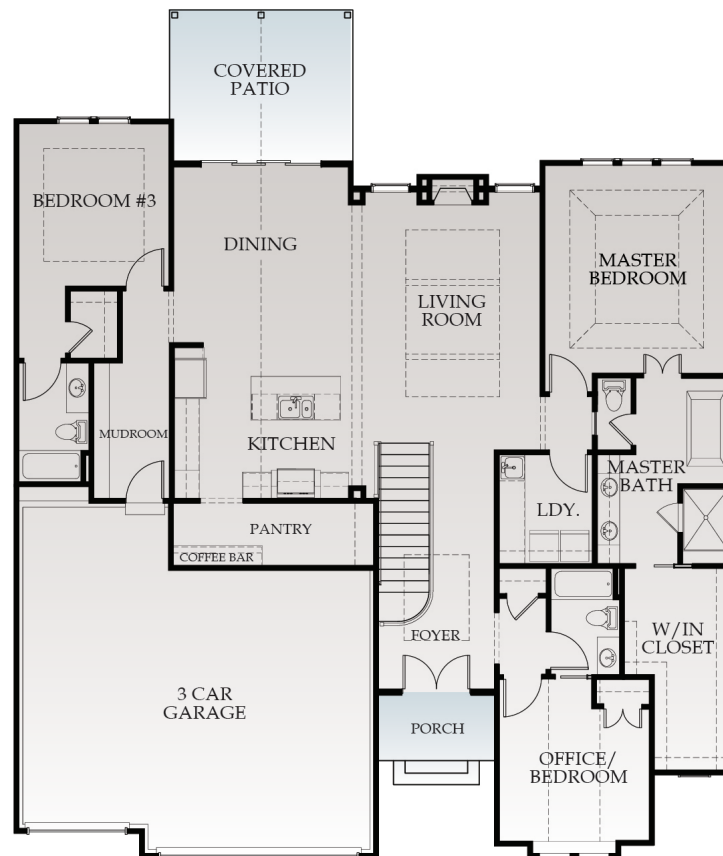
3
BEDS

3
BATHS

2300
SQ. FT.


**CENTURY
FARMS**

RANCH



OPT. LOWER

INCLUDES

- o 12' x 17' Patio
- o 12' x 20' Deck- Treated Decking, Treated Handrail Round Baluster Included 6" x 6" Cedar Posts
- o 9' Foundation Walls / 8" x 16" Footing

HVAC

- o 80 % Furnace / 13 Seer AC

ELECTRICAL

- o Air Switches on the island for Pendants / Garbage Disposal
- o Ext Coach Light B. Porch or Fan Light if Covered Deck Selected
- o Keyless Lights in the Garage
- o All Bedrooms / Living Room Wired for Fan / Light

CHROME STANDARD PLUMBING FIXTURES

- o Kitchen Faucet is Upgraded Moen Anabelle Goose Neck, Finish is ORB or Brushed Nickle
- o Lower 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 Insulation
- o Caulk / Foam Package
- o Foam behind all exterior Outlets
- o Foam Board Cantilevers / Batt

GRIPRITE BRAND HOUSE WRAPP**FIREPLACES**

- o 40" Living Room Gas Fireplace

CABINETS

- o Custom Vanties
- o Custom Kitchen
- o 30" Laundry Upper

KITCHEN AND ALL VANITIES TOPS

See Allowance (Cambria Quartz / Granite)

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 Kitchen Splash Tile
- o Lower Level Guest Bath Floors
- o Laundry / Mud Room Tile

HARDWOOD

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

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
- o Standard JFE Lever Knobs or Brushed Nickle

APPLIANCE

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

MIRRORS / SHOWER DOORS / COAT HOOKS

- o Main Floor Guest Bath Framed Mirror
- 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

EXTERIOR

- o Front Stone Allowance-None
- o Spray Waterproofing System (Limited Warranty)
- o Barried Downspout by Front Sidewalk

