

MORGAN

Willis Custom Homes



4
BEDS

5
BATHS

3678
SQ. FT.

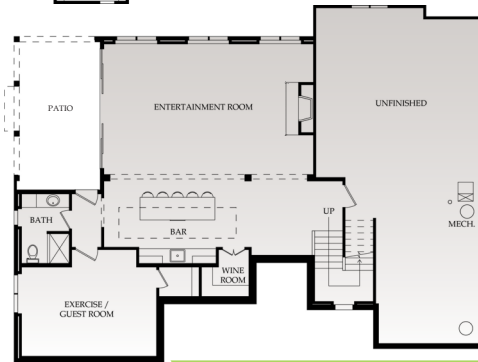


1.5 STORY

2,297 SQFT
MAIN LEVEL



UPPER LEVEL
1,381 SQFT



OPT LOWER LEVEL
1,384 SQFT

FINISHED BASMENT!



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Weichert
REALTORS
Welch & Company



Interior Finishes

- Generous allowances for appliances, lighting, countertops, flooring, etc. ward-winning design features emphasize home entertainment and outdoor living spaces
- Upgraded, custom trim package that includes numerous designer accents including wider casing, taller baseboards and ceiling moldings, iron spindles at staircases, universally adjustable master closets with valet rods and built-in dressers
- High end custom cabinetry with extra thick, soft close drawers and doors with special accent moldings
- Universal design principals—wider hallways and doors; numerous homes are elevator-ready with flush thresholds and entries; homes are built to be “Fit for Life”

Energy Efficiency

- High efficiency energy package
- Optima “CertainTeed” blow-in blanket insulation for optimum R-value and sound proofing
- R-49 blown insulation in attic
- High efficiency heating and cooling equipment
- Extensive foam and caulk package
- Humidifier
- Maintenance-free, energy efficient, low-e windows; seamless permanent finish gutters

Intelligent Construction

- Elan Smart Home Package with smart thermostats, video doorbell & intercom, intelligent lighting and professional WiFi Router. Category 6 phone and data wiring for higher speed internet transmission, better Wi-Fi, streaming video and computer networking
- Piping from basement to attic for future wiring needs
- I-joist silent floor system for stronger, more level floors; subfloors glued and shank-nailed
- Construction materials focus on low maintenance: “Smart Trim” and “Smart Soffit” – engineered, pretreated and warranted fascia and soffit - treated to prevent decay or damage from wood-destroying insects
- Electronic garage door openers on all garage doors and exterior keypad
- Steel insulated garage doors
- Internal and external French drains at footings
- Exterior decks - Evergrain maintenance-free flooring and railing
- Passive radon venting and sump pump

Willis Custom Homes provides professional decorator assistance, pre-construction Homeowner Manual to guide the process and a Quality Assurance Warranty for your protection

