

# STRATOGA II

SAB Homes



4  
BEDS

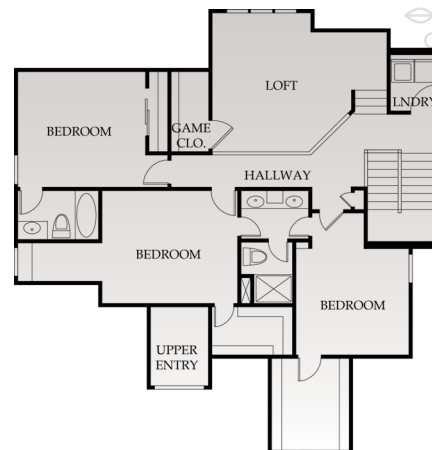
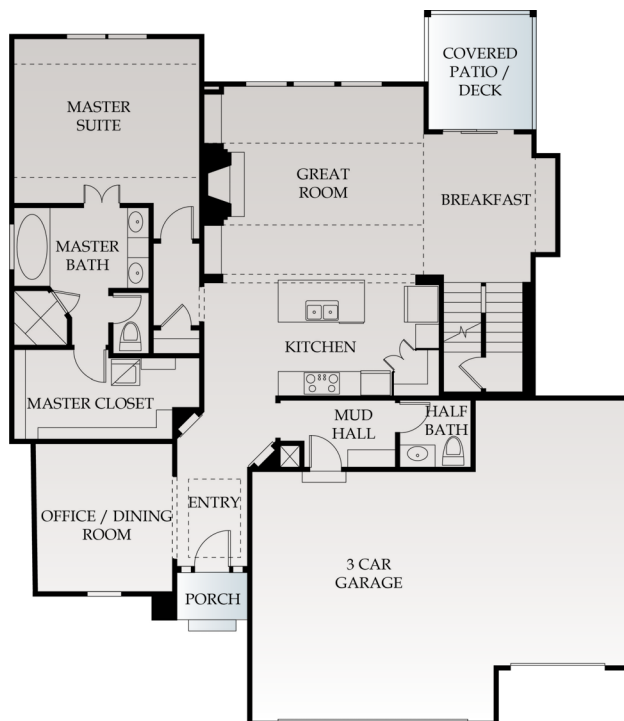
3.5  
BATHS

3110  
SQ. FT.

  
**CENTURY  
FARMS**

1.5 STORY

NOW BUILDING ON  
**LOT 71**  
**\$625,000**  
JULY MOVE IN



UPPER LEVEL  
1,340 SQFT

OPT LOWER LEVEL  
835 SQFT

## INTERIOR

- o Bonus Loft Space
- o Tall Ceilings in Great Room
- o Private Master Suite on Main Floor
- o Formal Dining Room
- o Mud Bench at Garage Entry
- o 4-Piece Bath
- o 2 Laundry Room Options
- o \$2620 Appliance allowance
- o \$4200 Lighting allowance

## MORE UPGRADES INCLUDED WITH SAB HOMES

- o Granite counter tops in kitchen and all bathrooms
- o Additional bathrooms have tiled showers
- o Covered patio or deck
- o 8 lb. carpet padding throughout
- o Upgraded designer stair carpet allowances
- o Eggshell paint on walls in bathrooms
- o Sump pump battery backup on all finished basements (except walk-out lots, which have natural drainage)
- o Large base trim on main floor open areas
- o Full extension cabinet drawer glides
- o Pull out double trash can recycling center (plan specific)

## ENERGY EFFICIENT STANDARD EQUIPMENT

- o 40 year composition roof
- o 96% Furnace
- o Zoned HVAC for efficiency
- o Programmable thermostat
- o 14 SEER A/C with Heat Pump
- o 50 gallon hot water heater
- o Low-E double panel vinyl windows
- o Framing techniques to allow for properly insulated corners and vaulted ceilings
- o Taped and sealed heating and cooling supply duct system
- o All exterior walls sealed to foundation/subfloor using glue and caulk
- o Direct vent sealed gas fireplace
- o Tyvek or equivalent exterior house wrap to prevent air and water infiltration
- o All exterior windows/doors sealed around framing using insulated spray foam

