



MONARCH MANOR

STANDARD FEATURES

ENERGY SAVING PACKAGE

- Amowrap under siding for superior windbarrier
- Fiberglass insulated exterior doors
- Low E single hung windows with screens
- R-49 cellulose ceiling insulation
- R-21 wall insulation
- Energy efficient 95% forced air gas furnace
- 13 Seer central air conditioner
- Tankless Hot Water Tank
- Programmable thermostat
- Vytex Nantucket siding
- 50 year architectural shingles
- Stone front

KITCHEN

- Wood recessed panel cabinets
- Granite counter tops
- Microwave
- Garbage disposal
- Double bowl stainless steel under-mount sink (16 GA)
- Dishwasher

BATHROOMS

- Choice of vanities
- White plumbing fixtures
- One piece fiberglass tub and shower
- Granite counter tops
- China under-mount sinks
- Single level faucets
- Comfort height toilets
- Mixing valves on all tubs
- Full vanity plate glass mirrors

ELECTRIC

- Five phone or cable outlets
- Smoke detectors in all bedrooms
- Weatherproof outlet at front and rear
- 150 Amp service with circuit breakers
- Ground fault interrupter for bath, garage, basement and exterior outlets
- 220 Electric

INTERIOR

- \$1,000.00 lighting allowance
- Gas Fireplace
- 9 foot ceilings
- Colonial masonite six panel doors
- Schlage levered interior door handles
- Walk-in closet in master bedroom
- Ventilated wire mesh shelving in closets
- First floor laundry with shelves above
- Primer & 2 coats of satin finish paint throughout
- Trim painted in semi gloss
- House professionally cleaned

EXTERIOR

- Front lawn sod, rear & sides seeded
- Foundation planting
- Asphalt driveway
- Sidewalk from front porch to driveway
- Sanitary sewers
- Frost-free hose bibs in front and rear of home
- Garage lights
- Street Lights

BASEMENT

- 8 FT poured concrete basement walls
- Dimple sheeting/water proofing
- Egress Window

GARAGE

- Two car garage
- Garage door opener with two controls

FLOORING

- Choice of carpeting
- Hardwood flooring in kitchen, dinette, hallway and laundry room. Carpeted bedrooms, and tiled baths

HOA FEE of \$150.00 per month Includes:
Lawn Mowing, Landscaping, Snow Removal of Driveway,
and Refuse Removal along with Maintenance of Roofing,
Siding, Exterior Painting, and Insurance

Complete offering plan terms are available.



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