

MONARCH MANOR

STANDARD FEATURES



ENERGY SAVING PACKAGE

- *Amowrap under siding for superior windbarrier
- *Fiberglass insulated exterior doors
- *Low E double hung windows with screens
- *R-49 cellulose ceiling insulation
- *Energy efficient 95% forced air gas furnace
- *13 Seer central air conditioner
- *40 Gallon powervented hot water tank
- *Programmable thermostat
- *Vytex Nantucket siding
- *50 year architectural shingles
- *Stone front

KITCHEN

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

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 (for appliance if needed)

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

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

GARAGE

- *White two car garage door
- *Garage door opener with two controls

FLOORING

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

HOA 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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