



Standard Features
The “RICHMOND”
(no brick)

- **4 bedroom with 3 baths Reverse Story and a Half**
- **10’ Ceilings on the First Floor**
- **Fully Insulated Wind Rated Overhead Double Sided Steel Flush Garage Doors**
- **Fully Insulated Garage**
- **30 Year Five-tab Composition Roof**
- **Heavy Gauge Pre-Primed and Painted Gutters & Downspouts with Baked on Finish**
- **Milgard Low E Casement Windows; Single Hung, Casement and Fixed Windows**
- **LP Smart Trim**
- **Screens on all Operable Windows**
- **Fiberglass Insulated Front Door (Prairie Style 2 Panel), Deadbolt, and Full Glass Sidelights & Full Glass Insulated Back Door**
- **10’x10’ Concrete Patio Where Lot Accommodates**
- **Fully Sodded Yard up to 12000 sq.ft.**
- **Custom Design Meeting with Landscape Contractor**
- **Knock Down Ceilings Throughout (minus garage)**
- **Garden Kitchen with Custom Alder Kitchen Cabinets, Monorail Drawer Glides, Center Island with Eating Bar, Large Walk-In Pantry, and Built-in Recycling Bins, and Icemaker Box.**
- **Granite Top Island**
- **Upgraded Black Moenstone Solid Surface Kitchen Sink with Oil Rubbed Bronze Pull-Out Faucet**
- **Rustic Pre-finished White Oak Hardwood Flooring in Entry, Great Room, Kitchen, Dining, and Pass Hall, and Mud Room. Buyer may also pick 3” Rustic Hickory or Rustic Walnut**
- **Tall Tub Quiet Dishwasher, Self-Clean Smooth Top Range and Microwave**
- **1st Floor Laundry with Access to Master Closet**

- **Tile Floors in Laundry Room**
- **Built in Stain Grade Mud Room Bench with Hooks Off of Garage Entrance**
- **Hall Bath Vanity with Bun Feet with Marble Top Including Oil Rubbed Bronze Faucet**
- **Oil Rubbed Bronze Framed Mirrors in all Baths**
- **Wrought Iron Spindles with Maple End Caps on Stairs**
- **Prairie Style 2 Panel Doors Throughout with Oil Rubbed Bronze Handles and Hinges**
- **Direct Vent Ceramic Faced Fireplace with Beautiful Stained Mantle**
- **Large Master Bedroom with Large Windows**
- **Master and Great Room Pre-Wired for Ceiling Fans**
- **Master Bath with Double Vanities Including Oil Rubbed Faucets, Marble Tops, Spacious Walk-In Shower with Oil Rubbed Shower Door, and Large Walk-in Closet**
- **Tile Master Bath Tub/Shower/Floor**
- **Large Secondary Bedrooms**
- **Guest Bedroom with Private Bath on 1st Floor**
- **Tile in Secondary Baths in Tub/Shower/Floor**
- **2 Neutral Interior Wall Colors**
- **Extensive Use of Woodwork Throughout**
- **Upgraded Carpet Throughout with 6 lb. Carpet Pad**
- **Trane High Efficiency 90% Furnace & 13.0 SEER Air Conditioner**
- **10 Year HVAC Trane Warranty/Labor & Material**
- **Digital Programmable Thermostat**
- **2 Phone & Cable Outlets**
- **CAT5 Wiring**
- **50 Gallon Hot Water Heater**
- **Sump Pump System**
- **200 Amp Service Panel**
- **Three Standard Exterior Electrical Outlets**
- **Two Exterior Faucets**
- **Energy Efficient Toilets and Shower Heads**
- **2 Car Garage**
- **9' Foundation Walls**
- **Upgraded Foam and Caulking Package**
- **R-49 Insulation in Attic**
- **R-13 Wall Insulation**

- **R-30 Vaulted Ceilings**
- **Upgraded Foam and Caulking Package**
- **Energy Efficient Toilets & Shower Heads**
- **Whole House “Tyvek” Wrap with Windows and Sill Taping**
- **All Screw Down Squeak Proof Floors ****
****Control of Humidity level may affect this feature, see Gabriel Homes, Inc. Addendum #11**
- **Ample Storage in Lower Level**

SUBJECT TO CHANGE WITHOUT NOTICE
9-22-14