

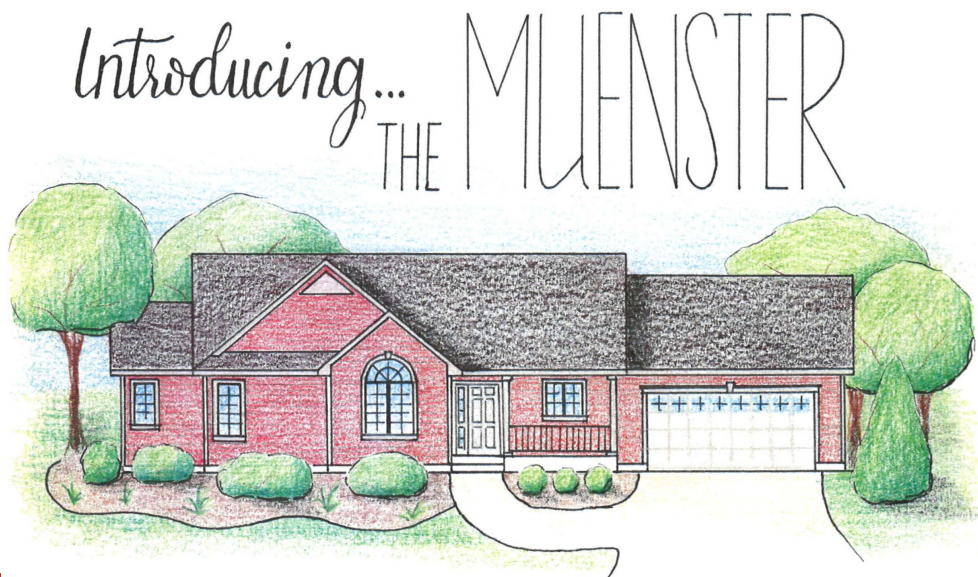
MUENSTER

LOCATION:

Prairie Land Development Fifth
Fairhills Addition

DESCRIPTION:

Custom built 1,528 sq. ft. home with full lower level walkout and attached 2 stall garage. Open concept rambler with option for 3-5 bedrooms and fully finished basement.



SPACES:

First Floor:

Kitchen – 10ft 4in x 9ft 6in

Dining Room – 10ft 4in x 10ft

Great Room – 14ft x 17ft

Foyer – 10ft x 6ft

Open Staircase – 4ft x 9ft

Open covered porch – 16ft x 6ft

Master Bedroom 12ft 8in x 15ft

Master W.I.C. – 9ft x 7ft

Master Bath – 9ft x 10ft

Bedroom #2 – 11ft 8in x 10ft 6in

Den/Bedroom #3 – 11ft x 11ft

Second Bath – 9ft x 9ft

Laundry Room – 9ft x 7ft 6in

Garage – approx. 23ft 6in x 26ft

Future Lower Level: *Not included in base price*

Bedroom #4 – 11ft x 13ft

Bedroom #5 – 11ft x 11ft

Activity Rooms – approx.

21ft x 15ft & 21ft x 16ft

Bath – 8ft 6 in x 7ft

Mechanical/Storage – 15ft x 8ft

SPECIALTIES:

Marvin Integrity Windows

- Casements
- White hardware
- High efficiency glass

Bayer Built entry door system

- Exterior clad wrapped jambs
- 24 gauge steel

Timberline designer shingles

- Lifetime warranted shingles
- Laminated for thickness
- 39" panels no tabs

Pre finished soffit and fascia

CertainTeed vinyl siding

Masonite painted trims

Three panel interior doors

High-definition laminate (Kitchen)

Bertch solid wood cabinets

Easy Track closet organizers

Wrought iron stair balusters

Wood beams in pan ceiling

7 ¼ horizontal wallboard (specify)

Wood stained porch ceiling

Cultured stone exterior

Laminated wood floors

FEATURES:

30ft of kitchen cabinets

Three seat snack bar

First floor laundry room

Guest bath

Pan ceiling in Great Room

Pan ceiling in Master Bedroom

Vaulted ceiling in Den/BR #3

Custom wood cabinetry

Cultured marble vanity tops

Walk in master closet

Painted interior trim & millwork

Painted cabinetry

Open staircase

PURCHASE PRICE:

Walk-Out Lot Price: **\$61,000.00**

- Includes all assessments
- Established sidewalks
- Installed street lights
- Paved front street
- Concrete driveway
- Curb and gutter

Base House Price: **\$268,900.00**

- Labor and materials
- Turn-key resident
- Exterior and interior finish
- Floor covering
- Exterior concrete finish
- Exterior stone finish
- Grass and landscaping

OPTIONS OR UPGRADES:

Add:

- \$5,600 for Cambria kit. cabinets
- \$2,400 for solid wood doors
- \$800 for 96" kit. cabinets
- 4,800 for stained millwork
- \$450 for single sidelight
- \$6,800 for tile shower
- \$6,000 for Onyx shower
- \$4,600 for 9ft ceilings
- \$800 for closet organizer
- \$6,560 for ext. sprinkler
- \$560 for reverse osmosis
- \$3,945 for packaged landscaping