

# PEPPER JACK

## TWIN HOME

### LOCATION:

Prairie Land Development Fifth  
Fairhills Addition

### DESCRIPTION:

Custom built 1,510 sq. ft. home on a patio slab with optional sun porch. Open concept unit with attached two stall garage and developed front yard.



### SPACES:

#### First Floor:

Kitchen – 13ft x 10ft  
Dining Room – 13ft x 12ft  
Great Room – 15ft x 16ft  
Foyer – 16ft x 6ft  
Open Covered Porch – 20ft x 6ft

Master Bedroom 14ft 8in x 15ft 6in  
Master W.I.C. – 5ft x 7ft  
Master Bath – 5ft x 10ft  
Master Walk-In Shower – 5ft x 5ft  
Bedroom #2 – 11ft x 11ft

Second Bath – 9ft x 6ft  
Laundry Room – 9ft x 7ft 6in  
Mechanical Room – 8ft x 5ft 4in  
Garage – approx. 23ft 6in x 23ft 6in

Potential Sun Porch: **\*not included in base price\*** - 15ft x 11ft

### SPECIALTIES:

Marvin Integrity Windows

- Casements
- White hardware
- High efficiency glass

Bayer Built entry door system

- Front door with sidelight
- Exterior clad wrapped jambs
- 24 gauge steel

Timberline HD shingles

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

Pre finished soffit and fascia  
CertainTeed vinyl siding  
Masonite trims and interior doors  
Cambria island top  
Bertch solid wood cabinets  
Easy Track closet organizers  
Wrought iron stair balusters  
Wood beams in pan ceiling  
7 ¼ horizontal wallboard (specify)  
Onyx shower system  
Culture stone exterior

### FEATURES:

Kitchen cabinets to the ceiling  
Solid surface kitchen island  
Main floor laundry room  
Guest bath  
Pan ceiling  
Bertch custom cabinetry  
Cultured marble vanity tops  
Walk-in master closet  
Walk-in master shower  
Painted interior trim & millwork  
Painted cabinetry  
Safe room

### PURCHASE PRICE:

#### Lot Details:

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

Base House Price: **\$273,000.00**

#### (Includes Lot Price)

- 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:

- \$8,000 for Sun Porch
- \$560 for reverse osmosis
- \$2,400 solid wood doors
- \$4,800 for stained millwork
- \$6,560 for ext. sprinkler
- \$3,945 for packaged landscaping

#### Deduct:

- \$1,100 for HD Kitchen countertops
- \$800 for standard cabinets
- \$450 for no sidelight
- \$4,000 to remove Onyx
- \$12,970 for radiant floors