

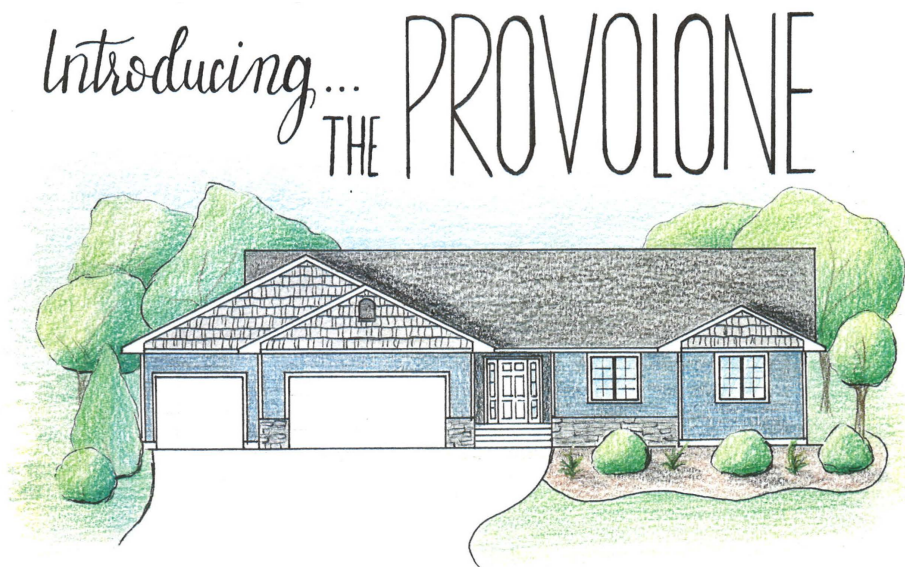
PROVOLONE

LOCATION:

Prairie Land Development Fifth
Fairhills Addition

DESCRIPTION:

Custom built 1,686 sq. ft. home with a full walkout and attached 3-stall garage. Open concept rambler with the option for 3-5 bedrooms and fully finished basement.



SPACES:

First Floor:

Kitchen – 11ft x 14ft

Dining Room – 11ft x 14ft

Great Room – 14ft x 17ft

Foyer – 8ft x 8ft

Open Staircase – 9ft x 8ft

Master Bedroom 12ft x 15ft

•Her W.I.C. – 6ft x 5ft

•His closet – 8ft

Master Bath – 6ft x 7ft 6in

Walk-In Shower – 6ft x 4ft

Second Bath – 8ft x 5ft

Bedroom #2 – 12ft x 11ft

Study/Bedroom #3 – 12ft x 11ft

Laundry Room – 8ft x 7ft 6in

Rear W.I.C. – 4ft x 7ft 6in

Garage – 33ft x 33ft & 12ft x 33ft

Future Lower Level: ***Not included in base price***

Bedroom #4 – 12ft x 11ft

Bedroom #5 – 13ft 6in x 17ft

Bath – 11ft x 5ft

Activity Room – 40ft x 22ft

Mechanical – approx. 18ft x 14ft

SPECIALTIES:

Marvin Integrity Windows

- Casements
- White hardware
- High efficiency glass

Bayer Built entry door system

- Front door w/ double sidelights
- Full view door in basement
- 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

High definition laminate (kit. perimeter)

Cambria island top

Bertch solid wood cabinets

Easy Track closet organizers

Onyx shower panels

Wrought iron stair balusters

Wood beams in pan ceiling

7 ¼ horizontal wallboard (specify)

Wood stained porch ceiling

FEATURES:

Oversized spacious staircase

Kitchen cabinets to the ceiling

Center kitchen island

First floor laundry room

Oversized rear-entry closet

Pan ceiling

High end custom cabinetry

Cultured marble vanity tops

His and her's master closets

Painted interior trim & millwork

Painted cabinetry

PURCHASE PRICE:

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

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

Base House Price: **\$296,000.00**

- 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:

- \$12,670 for radiant floor
- \$560 for reverse osmosis
- \$2,400 solid wood doors
- \$4,800 for stained millwork
- \$6,500 for ext. sprinkler
- \$4,600 for 9ft ceilings

Deduct:

- \$10,200 for 2 stall garage
- \$1,100 for HD kitchen island
- \$900 for standard cabinets
- \$900 for no sidelights