

Cabernet

863 Mill Race Rd
River View Heights Addition-Madelia



DESCRIPTION:

Custom built 1,648 sq. ft. three-bedroom rambler. Open concept. Lower level two-bedroom layout. An attached three stall finished garage.

First Floor:

Kitchen – 13ft 6in x 13ft 7in
Dining Room – 10ft 11in x 13ft 9in
Great Room – 13ft 10in x 17ft 3in
Foyer – 7ft 2in x 11ft 8in
Open Staircase – 7ft 6in x 10ft

Bedroom #2 – 12ft 1in x 11ft 4in
Study/Bedroom #3 – 11ft 6in x 13ft
Master Bedroom – 12ft 2in x 15ft 1in
Master Bath – 11ft 8in x 5ft 9in
Garage – approx..34ft 6in x 23ft 6in

Future Lower Level:

Bedroom #4 – 12ft 10in x 14ft
Bedroom #5 – 14ft 5in x 13ft 7in

Bath – 10ft 4in x 5ft
Activity Room – 41ft x 21ft

Mechanical – approx. 16ft 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
- Edco Prefinished Soffit and Fascia
- Royal Vinyl Siding
- Wilsonart Postform Tops
- Cambria Island Top
- Bertch Custom Cabinets
- Onyx shower panels
- Easy Track Closet Organizer

FEATURES:

- Oversized Spacious Staircase
- Kitchen Cabinets to the Ceiling
- Center Kitchen Island
- First floor laundry room
- Oversized Rear Entry Closet
- Pan Ceiling in Living Room
- Pan Ceiling in Master Bedroom
- Cultured Marble Vanity Tops
- His' and Hers' Master Closets
- Panted Interior Trim
- Stained Wood Cabinets
- Wrought Iron Stair Balusters
- Wood Stained Front Porch Ceiling

PURCHASE PRICE:

Walk-Out Lot Price:

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

Base House 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:

- \$560 for reverse osmosis
- \$6,500 for ext. sprinkler
- \$4,600 for 9ft ceilings

Deduct:

- \$2,000 for Cambria Island Top
- \$900 for standard cabinets
- \$900 for no sidelights