

INCLUDED FEATURES

~ Unique Additional Features Included by Windemere Farms II, LLC ~
An ENERGY STAR® Builder

BEAUTIFUL INTERIOR FEATURES

- Two or three bedroom floor plans available
- Wood flooring in foyer, kitchen, and nook
- Gas log fireplace with custom mantel with ceramic tile surround, decorative trim and 2 recessed lights
- Full basement with 8' 6" wall height, and egress window
- Brushed nickel hardware and hinges
- Camden style interior doors
- Custom interior window casing and door trim
- **SHAW**® carpeting with 6 lb. pad
- Pre-wire for ceiling fans/lights in master and great room
- Choice of gas or electric hook-up in laundry
- Cable jack in great room and master bedroom
- 7' garage door with opener and two remotes

GOURMET KITCHEN FEATURES

- Granite countertops
- **GE**® free standing range in black – gas or electric
- **GE**® dishwasher
- **GE**® microwave
- Designer Kitchen Cabinets
- Stainless steel or white enamel double compartment sinks with 1/3 horsepower garbage disposal
- **Delta**® faucets or equivalent with pull out sprayer
- Electrical outlet in island per plan
- Recessed lights per plan

LUXURIOUS BATH FEATURES

- Choice of **Formica**® in master and main bath
- Master bathroom features premium ceramic tile floors with ceramic tile walls in the shower stall to the ceiling
- **Delta**® nickel faucets or equivalent
- Dual sinks in master bathroom, per plan
- Shower doors per plan in master bathroom
- Plate glass full width mirrors over vanities

STRUCTURAL FEATURES

- **Hydro Guard**® waterproofing system on all basement Walls
- 10" thick poured concrete foundation walls
- Nailed, glued and screwed drywall
- All sub-floors are glued and screw nailed
- **PEX**® water supply plumbing throughout

ENERGY SAVING FEATURES

- **Nelson Energy Seal**® process to decrease air infiltration
- **Jeld-wen**® Insulated Low-E windows and doorwall
- **Goodman**® **ENERGY STAR**® 92.1% PLUS efficient spark-ignited furnace or equivalent
- **Goodman**® **ENERGY STAR**® 13 SEER air conditioner
- Direct Vent, rapid recovery, 50 gallon water heater
- Sump pump
- R-38, 12" insulation in ceilings
- R-13, 3 1/2" Insulation in walls
- Insulated exterior bond, with **Air Tight**® caulking
- **Dow**® energy efficient house wrap (or equivalent)

EXCEPTIONAL EXTERIOR FEATURES

- Maintenance-free exteriors including lawn maintenance, snow removal and rubbish pick-up for worry free living.
- Detailed exterior elevations with coordinating brick and vinyl trim colors
- Landscaping, sod and sprinklers
- **IKO**® Dimensional asphalt shingles (25 year)
- Aluminum gutters and downspouts
- City water & sewer
- Concrete walks and full width concrete driveways
- Exterior GFI electrical outlets and two hose bibs
- Two-car attached garage with steel sectional embossed overhead door and full drywall
- Garage door opener with two remotes and key pad
- Garage coach lights with photo sensor
- Insulated steel entry doors with deadbolt locks



Conveniently Located on Heydenreich,
Just North of Hall Road

586.465.3960

