



3085 French Hill Drive **Specifications**

Landscaping

- Fine grade yard
- Seed and straw yard
- Landscaping package

Concrete

- Sidewalk-Gray Exposed Aggregate Concrete
- Garage floor-Smooth hard finish

Masonry

1. *Brick Foundation*
2. *Stone Veneer at front of home per drawings*
3. *Stone surround at fireplace-Floor to ceiling*

Trim

- Craftsman Style
- Casing- 1x4 Painted
- Base-1x6 painted
- Door Style-2 panel-square top
- Baulusters-1 1/4" Sq, painted
- Handrail-Oak
- Wainscot- Foyer and dining room
- Crown Molding- Foyer, dining room, family room, breakfast nook, kitchen

Cabinets-

Kitchen

- White, maple shaker style
- Espresso stained island
- Dovetail drawers
- Granite counter tops
- White Farm Sink

Master Suite-downstairs

- 6' White double maple vanity
- Granite counter top

- Tile floors
- Walk-in tiled shower with two showerheads, including handheld shower next to bench seat
- Frameless glass shower door

Master Suite-upstairs

- Double 60" vanity with cultured top
- Vinyl Floor

Jack and Jill Bathroom

- 48" and 60" Espresso Maple Vanities with cultured marble top
- Vinyl Floor
- Pocket doors

Fireplace

- Propane fireplace with Brick Refractory
- Stone Surround- floor to ceiling
- Reclaimed wood beam for the Mantel
- Stone Hearth

Roofing

- GAF Timberline Ultra HD

Siding

- "Allura" prefinished cement siding
- Main body- Cedar Lap Siding- Color "Flagstone"
- Front of garage-Board and Batten- Color "Flagstone"
- Front Gables-Shake shingle siding- Color "Silverplate/Sterling Gray"

Insulation

- R-19 Underfloor
- R-15 Walls
- R-30 Sloped Ceilings
- R-38 Ceilings

Exterior Doors

- Front Door- Masonite-Craftsman-Belleville-fiberglass door
- "Walnut" stain by Minwax

Garage Door

- Insulated steel paneled door
- Amarr- Oak Summit, long panel bead board/long panel Stockton/white/0s2000 double layer; steel + insulation/blue ridge 11" handles and blue ridge 16" strap hinge
- (2) Remote openers

Windows

- "Earthwise" white double hung windows

Paint

- Walls- Gray Screen by Shewin Williams
- Ceilings-White-Flat Finish
- Trim-White- Semi-Gloss Finish

Hardwood-

- 6.5" engineered hardwood flooring. Pacific Coast by Johnson Hardwood
- Color "Birch Mesa"
- Locations- Dining room, family room, breakfast nook, powder room, office

Carpet-

- Locations-All bedrooms, bedroom closets, loft
- Shaw Baseline HGG84
- Color "White Fox"

Vinyl

- Locations-Upstairs bathrooms, Laundry room,
- Tarkett- Pro Series "Stone White"

Tile

- Master bathroom floor, shower floor and shower walls
- Kitchen backsplash

Toilet and Bath Accessories

- Frameless glass shower door in master
- Individual mirrors over sinks in master bathroom
- Individual mirror in powder room
- Plate mirror in upstairs bathrooms
- Brushed nickel towel bars and toilet paper holder
- Wood vented shelving in master closet
- Wire Shelving in upstairs bedroom closets
- Oil Rubbed Bronze nickel door knobs and hinges throughout house

Granite Countertop

- Locations-Kitchen, butler's pantry and master bathroom

Appliances

- Whirlpool Included-Microwave, slide in range, vent hood, dishwasher

Lighting

- Can lights per field installation
- Ceiling fans in all bedrooms
- Pendants over kitchen island
- Cable in Master bedroom, family room, office, loft

Plumbing

- Chrome fixtures throughout
- Private Well, conventional drain-field

HVAC

- 2 zone, 14 Seer, Goodman heat pump with electric back up
- Digital Thermostat

Other Features

- Butler's pantry
- Oak Stairs
- Large walk in closets
- 20'x12' deck off rear of home
- Large 12'x10' screened-in porch
- 2-10 Home Warranty