



Standard Features **The “Khloei”**

- 4 bedroom with 3.5 baths
- Craftsman Style Lap Front Elevation with Custom Shutters
- Oversized Wrap Around Covered Front Porch with Arches
- Wind Rated Steel Insulated Flush Garage Doors
- Fully Insulated Garage
- 30 Year Composition Roof in Weathered Wood
- Low “E” Vinyl Milgard Casement, Double Hung & Fixed Windows Throughout and Grilles on Front
- Fiberglass Insulated Front Door (Prairie Style 2 Panel), Deadbolt, and Full Glass Sidelight & Full Glass Insulated Back Door
- 10’x10’ Concrete Patio
- 9’ Ceilings on the First Floor
- Knock Down Ceilings Throughout (minus garage)
- Garden Kitchen with Custom Alder Cabinets, Monorail Drawer Glides, Center Island with Eating Bar, Large Walk-In Pantry, and Built-in Recycling Bins, and Icemaker Box.
- Granite Top on Center Island
- Upgraded Black Moenstone Solid Surface Kitchen Sink with Oil Rubbed Bronze Pull-Out Faucet and Soap Dispenser
- Spacious Breakfast Room with Large Windows
- Rustic Pre-finished Oak Hardwood Flooring in Entry, Great Room, Kitchen, Breakfast Area, ½ Bath, and Pass Hall, Buyer may also pick standard 3” Rustic Hickory or Rustic Walnut
- Upgraded Stained Pantry Door with Design
- Tall Tub Quiet Dishwasher, Self-Clean Smooth Top Range and Microwave
- 2nd Floor Laundry with Cabinet
- Stained Mud Room Bench Seat with Hooks Off Of Garage Entrance
- ½ Bath Vanity with Bun Feet with Marble Top Including Oil Rubbed Bronze Faucet

- Oil Rubbed Bronze Framed Mirrors in all Baths
 - Wrought Iron Spindles with Maple End Caps on Stairs
 - Prairie Style 2 Panel Doors Throughout with Oil Rubbed Bronze Handles and Hinges
 - Direct Vent Ceramic Faced Fireplace with Beautiful Stained Mantle
 - Large Master Bedroom with Large Windows and Sitting Area
 - Master Bath with Double Vanities Including Oil Rubbed Faucets, Marble Tops, Spacious Walk-In Shower with Seat with Oil Rubbed Shower Door, and Large Walk-in Closet
 - Large Secondary Bedrooms
 - Guest Bedroom with Private Bath
 - 3 Neutral Interior Wall Colors
 - Extensive Use of Woodwork Throughout
 - Upgraded Carpet Throughout
 - Trane High Efficiency 90% Furnace & 13.0 SEER Air Conditioner
 - 50 Gallon Hot Water Heater
 - Energy Conserving Toilets and Shower Heads
 - 2 Car Tandem Garage
 - ¾ Future Bathroom Stub in Basement
 - 9' Foundation Walls
 - Upgraded Foam and Caulking Package
 - R-49 Insulation in Attic
 - Tyvec House Wrap with Window and Sill Taping
 - All Screw Down Squeak Proof Floors **
- **Control of Humidity level may affect this feature, see Gabriel Homes, Inc. Addendum #11**

SUBJECT TO CHANGE WITHOUT NOTICE