



GABRIELHOMES, INC.

Standard Features

The “IRIS”

- 4 bedroom with 3 baths: Reverse Story and a Half
- 10' Ceilings on the First Floor
- Stucco 4 Sides with Stone Accents on Front Elevation
- Fully Insulated Wind Rated Overhead Garage Doors
- Fully Insulated Garage
- 30 Year Five-tab Composition Roof
- Heavy Gauge Pre-Primed and Painted Gutters & Downspouts with Baked on Finish
- Milgard Low E Windows; Single Hung, Casement and Fixed Windows
- LP Smart Trim
- Screens on all Operable Windows
- Fiberglass Insulated Front Door (Prairie Style 2 Panel), Deadbolt, and Full Glass Sidelights & Full Glass Insulated Back Door
- 10'x10' Concrete Patio Where Lot Accommodates (applies to full height basement walls)
- Fully Sodded Yard up to 12,000 sq.ft.
- 12'x12' Covered Porch
- Custom Design Meeting with Landscape Contractor
- Knock Down Ceilings Throughout (minus garage)
- Garden Kitchen with Custom Beechwood Kitchen Cabinets, Soft Closing Drawers, Oversized Island, Large Walk-In Pantry, Built-in Recycling Bins and Icemaker Box.
- Granite Top on Island
- Black Composite Solid Surface Kitchen Sink with Oil Rubbed Bronze Pull-Out Faucet
- Rustic Pre-Finished White Oak Hardwood Flooring in Entry, Great Room, Kitchen, Dining, Pass Hall and Mud Room.
- Tall Tub Quiet Dishwasher, Self-Clean Smooth Top Range and Microwave
- 1st Floor Laundry with Access to Master Closet
- Tile Floors in Laundry Room
- Built in Stain Grade Mud Room Bench with Hooks Off of Garage Entrance
- Hall Bath Vanity with Marble Top including Oil Rubbed Bronze Faucet
- Oil Rubbed Bronze Framed Mirrors in all Baths
- Wrought Iron Spindles w/ 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
- Master, Great Room and Covered Porch Pre-Wired for Ceiling Fans
- Master Bath with Double Vanities Including ORB Plumbing Fixtures, Marble Tops, Spacious Walk-In Shower with ORB Shower Door and Large Walk-in Closet
- Tile Master Bath Floor, Shower Pan & Walls
- Large Secondary Bedrooms
- Guest Bedroom with Private Bath on 1st Floor
- Tile in Secondary Baths: Floors, Tub/Shower Walls & Marble Tops on Vanities
- 2 Neutral Interior Wall Colors
- Extensive Use of Woodwork Throughout
- Upgraded Carpet Throughout with 6 lb. Carpet Pad
- Trane High Efficiency 90% Furnace & 13.0 SEER Air Conditioner
- 10 Year HVAC Trane Warranty on Parts & 1 year on labor
- Digital Programmable Thermostat
- 2 Phone & 2 Cable Outlets
- CAT5 Wiring
- 50 Gallon Hot Water Heater
- Sump Pump System
- 200 Amp Service Panel
- Three Standard Exterior Electrical Outlets
- Two Exterior Faucets
- Energy Efficient Toilets and Shower Heads
- 2 Car Garage
- 9' Foundation Walls
- Upgraded Foam and Caulking Package
- R-49 Insulation in Attic
- R-13 Wall Insulation
- R-30 Vaulted Ceilings
- Whole House Wrap with Window and Sill Taping
- Screw Down All Floors
- Ample Storage in Lower Level

SUBJECT TO CHANGE WITHOUT NOTICE

