



Standard Features **The “FALLON”**

- 4 Bedroom with 3 Baths Reverse Story and a Half
- 4 Sides Stucco with Stone Accents on Front Elevation
- 10'-12' Ceilings on the First Floor
- Fully Insulated Wind Rated Overhead Flush Garage Doors
- Fully Insulated Garage
- 30 Year Five-tab Composition Roof
- Heavy Gauge Pre-Primed and Painted Gutters & Downspouts with Baked on Finish
- Low E Vinyl Windows; Single Hung, Casement and Fixed Windows
- LP Smart Trim
- Screens on all Operable Windows
- Fiberglass Insulated Front Door (Prairie Style 2 Panel) with Deadbolt and Full Glass Sidelight & 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.
- Custom Design Meeting with Landscape Contractor
- Knock Down Ceilings Throughout (minus garage)
- Garden Kitchen with Custom Stain Grade Beech Cabinets, Soft Closing Drawer Glides, Granite Tops, Center Island with Eating Bar, Large Walk-In Pantry, Built-in Recycling Bins and Icemaker Box
- Black Composite Solid Surface Kitchen Sink with Oil Rubbed Bronze Pull-Out Faucet & Soap Dispenser
- Rustic Pre-Finished 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 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
- Master and Great Room Pre-Wired for Ceiling Fans
- Master Bath with Double Vanities, Marble Tops, ORB Plumbing Fixtures, 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: Floor, Shower/Tub Walls
- 2 Neutral Interior Wall Colors
- Extensive Use of Woodwork Throughout
- Trane High Efficiency 90% Furnace & 13.0 SEER Air Conditioner
- 10 Year HVAC Trane Warranty/Labor & Material
- Digital Programmable Thermostat
- 3 Phone & 3 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 with Painted Walls
- 9' Foundation Walls
- R-49 Insulation in Attic
- R-13 Wall Insulation
- R-30 Vaulted Ceilings
- Upgraded Foam and Caulking Package
- Whole House Wrap with Window and Sill Taping
- Screw Down All Floors
- Stubbed for Wet Bar in Lower Level
- Ample Storage in Lower Level

SUBJECT TO CHANGE WITHOUT NOTICE