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Sauganash Manor

GORGEOUS NEW CONSTRUCTION | SINGLE FAMILY LUXURY

❖ Phenomenal 4 Bedroom Home at 6020 Hiawatha Avenue ❖

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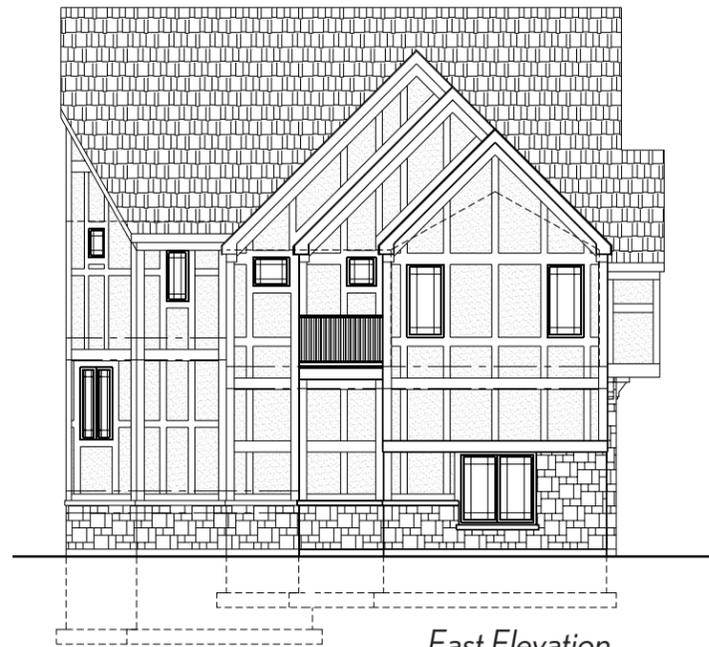


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Sauganash Manor



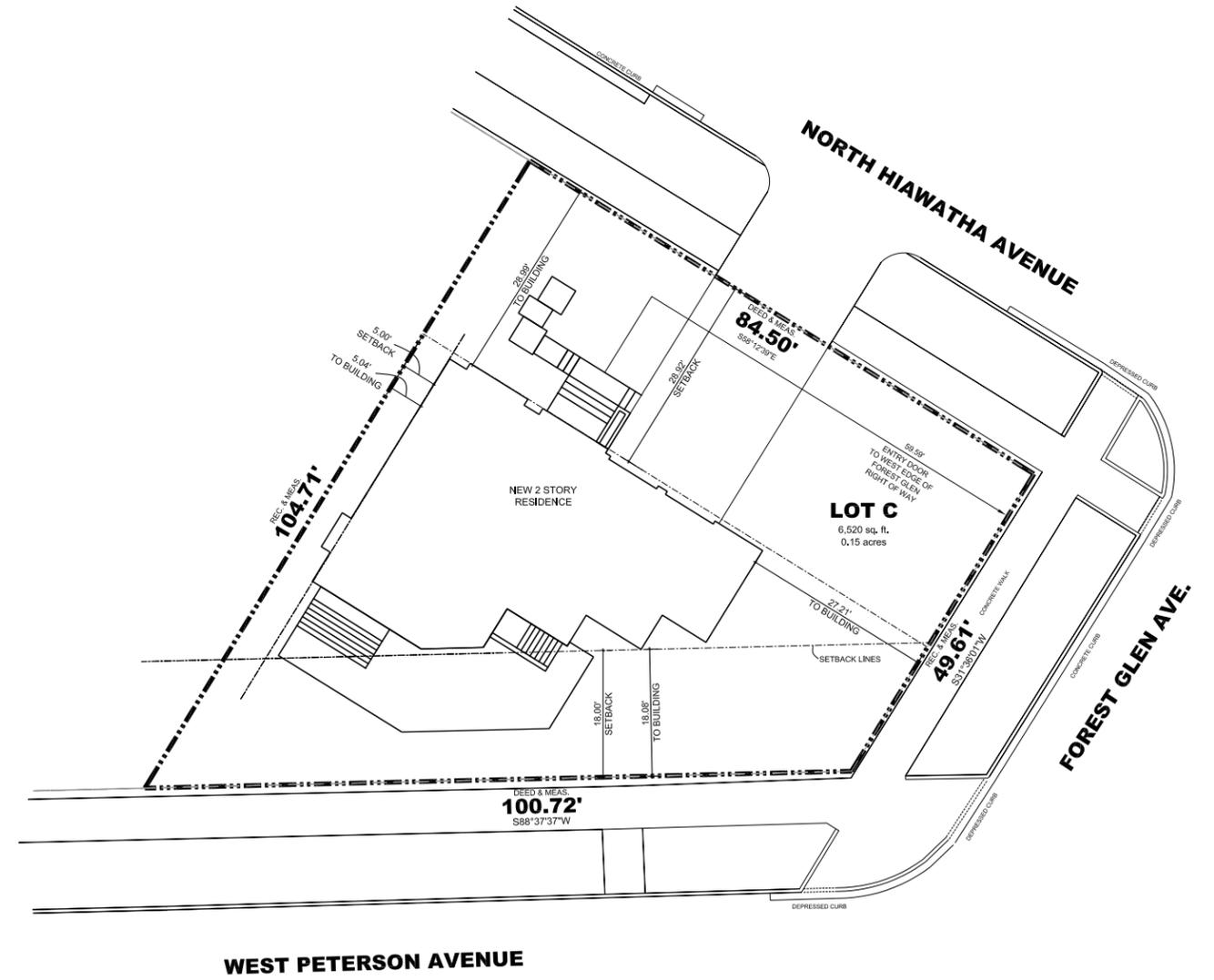
North Elevation



East Elevation

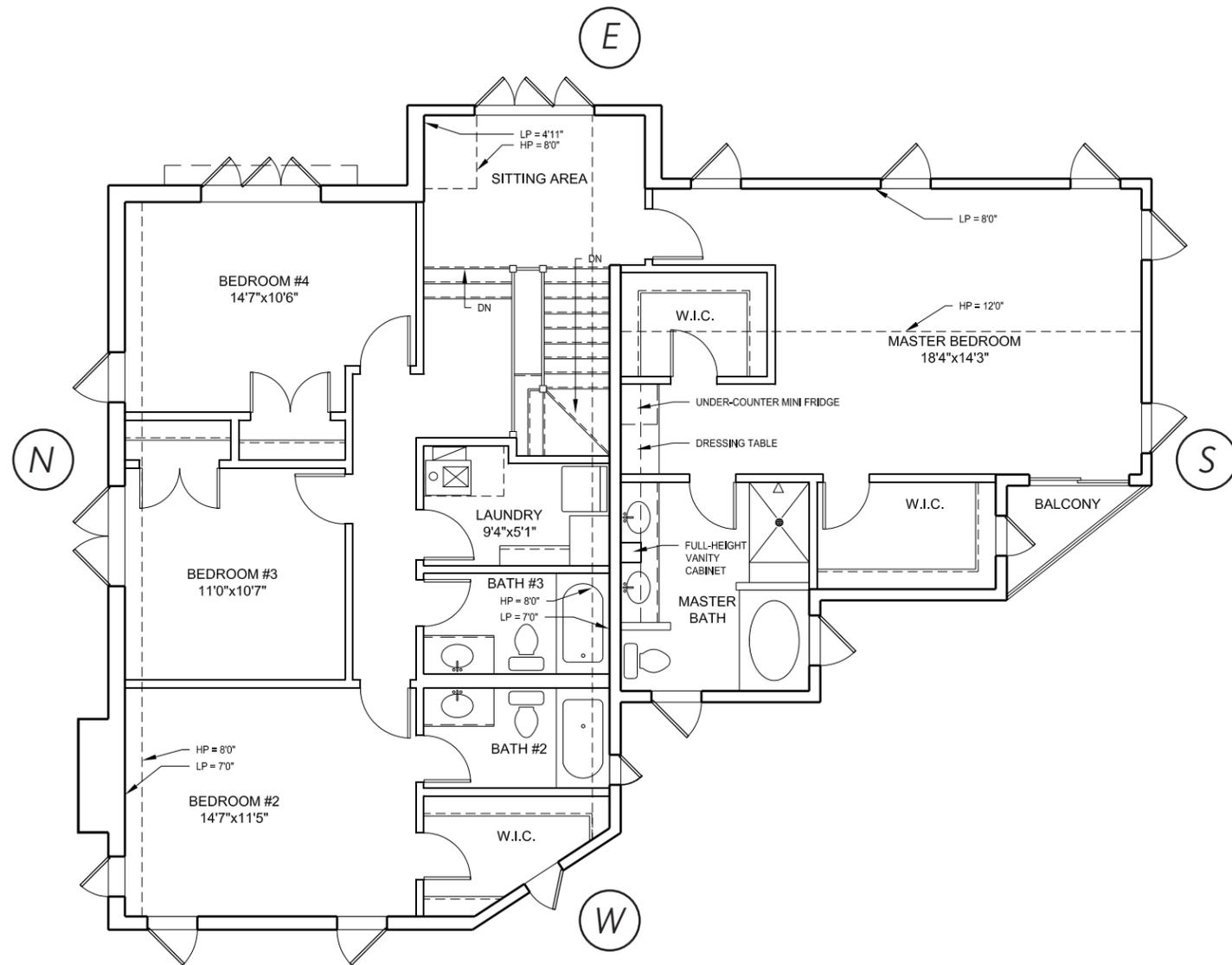
Sauganash Manor

Site plan



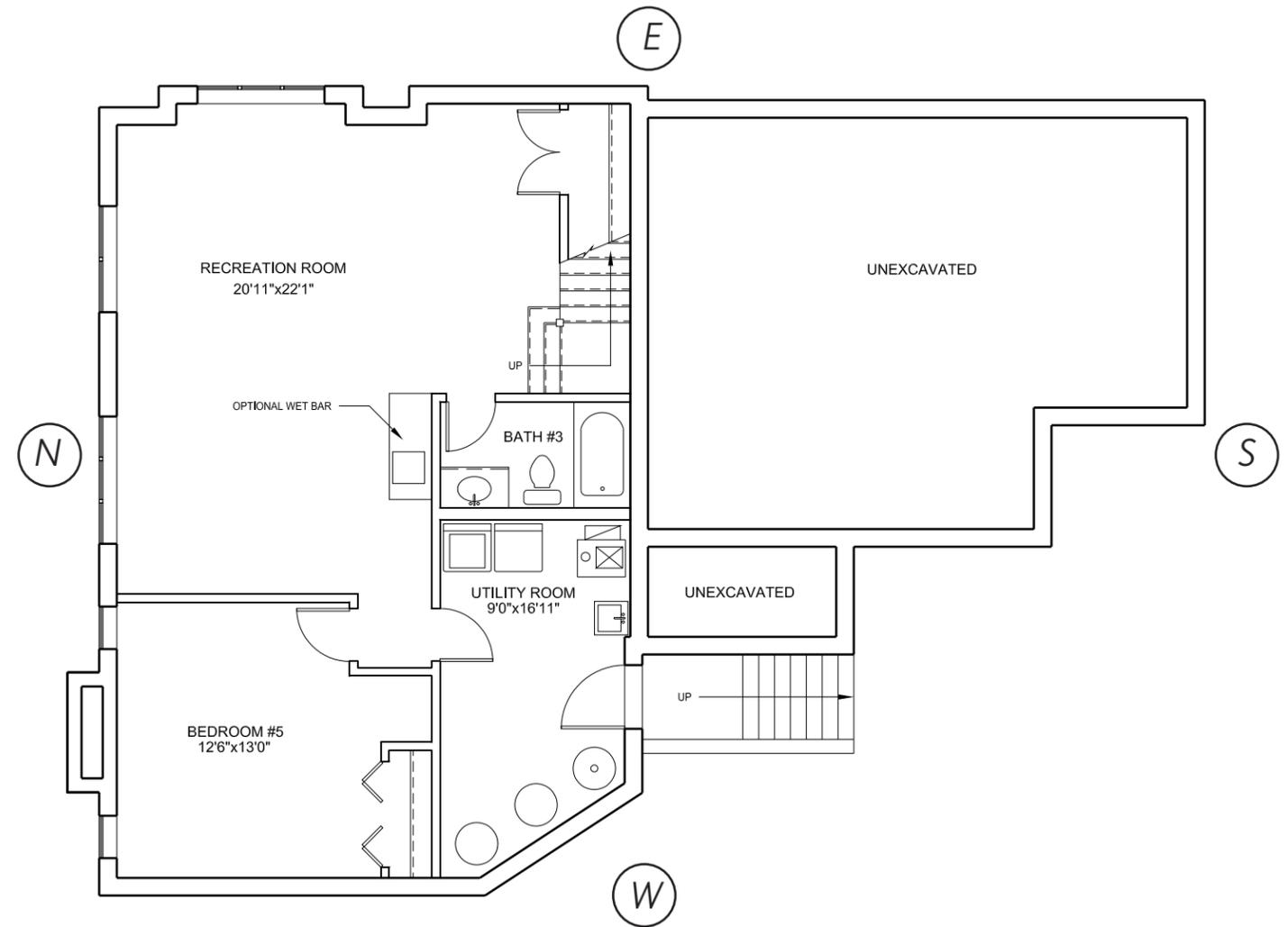
Sauganash Manor

2nd floor



Sauganash Manor

Lower level



Sauganash Manor



Sauganash Manor

1st Floor



LIVING AREAS

- › Dark-stained hardwood flooring featured throughout the main living level including the living room, dining room, kitchen, powder room, breakfast and kitchen/family room, and entire bedroom level (laid straight)
- › Luxury, stain resistant carpeting in lower level
- › Painted solid-core, six-panel Craftsman style wood interior doors with Schlage chrome levers
- › Painted wood trim
- › Two coats interior paint finish
- › All closets and/or pantry with single-rack, wire-coated, ventilated shelving
- › Five-wire coated, ventilated shelving in linen closets
- › Wood burning fireplace with gas log lighter with solid-stone surround and stone hearth in family room
- › Designer light fixtures in stairway, halls, and all baths, per plan
- › 9' ceiling on main living level
- › 8' ceiling on bedroom and lower level

KITCHEN

- › Designer cabinetry in flat panel or shaker style with dovetail, soft-close drawers and full overlay doors
- › Bosch or equivalent stainless steel, 25' frost free, side-by-side with ice/water in door, or 22' French door refrigerator with ice maker
- › Thermador Pro-Hood stainless steel, vented to outside
- › Thermador 36" Pro-Harmony 6-burner stainless steel stove
- › 1/3 horsepower, continuous feed
- › Bosch 30" stainless steel cook convection and microwave wall oven
- › Large entertaining island
- › Large pantry
- › 1-1/4" thick granite or quartz with square edge

and choice of ceramic and glass backsplash finish in choice of Developer's colors. Peninsula or island to have granite overhang on family room side

- › Garbage disposal
- › Double-bowl stainless-steel undermount sink
- › Kohler stainless pull-down, high-arch faucet with integral sprayer

MASTER BATH

- › Vitreous china undermount double-bowl sinks in white
- › Kohler vitreous china 1.6 gallon in white
- › Wall or corner fiberglass steeping tubs in white per plan
- › Tile in place, shower basin with rain head, handheld and frameless enclosure
- › Grohe all chrome faucets
- › Medicine cabinet with mirrored door
- › 3/4" Marble tops with 4" back splash with dual under mount china sinks
- › 12"x24 porcelain tile or 12"x12" marble floor tiles in choice of developers selections

SECOND BATHS AND POWDER ROOM

- › Standard height designer maple vanity
- › 5' tub or shower basin in white
- › Kohler faucets
- › Kohler vitreous china 1.6 gallon in white
- › Mirrors extend full width of the vanity top
- › Powder rooms have oval mirror over vessel sink

ENERGY EFFICIENCY/MECHANICAL

- › Double hung or casement style Low E Argon gas filled, thermo pane vinyl insulated glass windows with screens
- › Radiant basement heating
- › Copper hot and cold water lines

- › One weather proof outlet in each rear and front yard
- › One frost-free hose bib located in each front and rear yard
- › Speakers prewired in family room and lower level recreation room
- › Basement and second floor washer and gas dryer hook-up vented to the outside
- › 75-gallon energy efficient quick recovery water heater
- › State-of-the-art home network connection for cable and telephone with CAT6 and RG6 interface per plan

EXTERIOR

- › Masonry "Hardie Plank" or stucco panel siding and trim with masonry or stone veneer per plan
- › DensGlass gold paperless exterior sheathing
- › Professionally landscaped yards with foundation plantings
- › 1/2 horsepower garage door opener with two remotes for each door
- › Aluminum down spouts and gutters, architectural series asphalt shingles
- › Waterproofing lower level, Spray applied polymer-enhanced membrane with transferable warranty
- › Graciously landscaped outdoor areas.

SAFETY & SECURITY

- › Built in security system with contacts on three exterior doors with two keypad controls, single motion detector and siren
- › Smoke detectors on all levels of the home
- › Carbon monoxide detector on bedroom level
- › Ground-faults interrupters in kitchen and baths
- › Deadbolt locks on all exterior doors

