



STANDARD FEATURES & SPECIFICATIONS

- 1,500 square foot, 3 bedroom 2-1/2 bath Two Story townhome.
- The highly coveted Kettlestone Waukee location with many local amenities.
- 2 car garage with Pine 1"x4" baseboards.
- Private covered front porch with aluminum railings.
- 9' ceilings on the main level, 8' ceilings on second level.
- 2" x 6" exterior walls provide quiet living and low utility bills!
- Dupont Tyvek exterior house wrap & flex-wrap window sill protection.
- 100% Hardi Plank cement siding exterior with satin high quality exterior paint.
- Pella high performance vinyl windows.
- Pella fiberglass front door with extruded aluminum frame, adjustable hinges and deadbolt.
- Pella exterior window tape sealant.
- Stone columns and wainscot on the front and side elevations.
- Solid stone wainscot around the rear elevation.
- Roof overhang above garage door for protected access in inclement weather.
- CertainTeed lifetime warranty architectural shingles.
- Continuous aluminum gutters, down spouts and down spout extensions.
- Concrete flat work with steel reinforcement and decorative finished edge.
- Insulated steel garage door with opener and exterior key pad.
- R-21 BIBS blown in blanket insulation system in exterior walls.
- R-40 blown attic insulation.
- Fully insulated garage.
- Spray foam insulation in the entire garage ceiling.
- High efficiency furnace and A/C.
- 40 gallon high efficiency water heater.
- Stainless Steel "Ashlyn" Delta shower & tub-shower fixtures and shower head.
- Stainless Steel "Ashlyn" Delta single hole vanity faucets.
- Stainless Steel "Trinsic" Delta single hole pull out kitchen faucet.
- 2 piece elongated comfort height stools.
- Fiberglass shower & tub-shower.
- Brushed nickel bathroom hardware package with towel rings, towel bars and toilet paper holders.
- Brushed nickel semi-frameless master bath shower door and curved shower rod in the hall bath tub/shower.
- Pine paint grade square profile transitional millwork, no particle board junk!
- Pine paint grade window jambs and casing, no drywall returns or particle board junk!
- Pine paint grade skirt boards on stairs to protect the walls and have an executive look.
- Hardwood wainscot paneling on the large kitchen peninsula.
- Single panel interior doors.
- Brushed nickel hinges, lever style "Solstice" door knobs and door bumpers.
- Washable interior paint on walls with flat white ceilings.
- Maple cabinets w/ five piece drawer fronts that feature full extension soft close dovetail drawers, soft close doors with 6 way adjustable hinges. Raised height vanities in all baths, crown molding, full depth fridge end panels.
- Stainless Steel Whirlpool full appliance package with French door counter depth fridge with large freezer drawer, backless sleek range with front controls, deluxe microwave, dishwasher and full size washer / dryer in the laundry room.
- Granite countertops throughout with large single bowl stainless steel kitchen sink, rectangle white under mount vanity sinks.
- 12" x 24" Porcelain tile flooring throughout the main level and in second floor laundry and bathrooms.
- Decorative oversized subway tile kitchen backsplash.
- High quality pad under soft frieze carpeting.
- Brushed Nickel LED lighting package with 2 sleek white metal ceiling fans, "Blaze" LED under cabinet lighting in the kitchen, LED recessed lighting in the front porch, rear garage roof, kitchen, dining, great room, front entry, and master bedroom. Balance of the ceiling fixtures are flush mount 3-bulb LED. TV wiring in 4 locations, "decora" clicker style light switches. Well appointed lighting package that is extremely efficient and long lasting for years to come.
- 42" tall 1 piece full width mirrors with brushed nickel bottom channel above the vanity countertops.
- Oversized brushed steel cabinet pulls on all cabinets.
- Upgraded wire shelving package throughout.
- Fully Sodded lawn, with irrigation system and extensive landscaping package with shrubs, plants, rock beds, many trees with a variety of species throughout the entire development, along the front porches and rear parking area.