

# BRITTANY II

1836 SQ. FT.



Type: Ranch Bedrooms: 3 Size: 1836 Bathrooms: 2-1/2



Images may vary from base house.



# BRITTANY II

1836 SQ. FT.

**Building Permit** – Construction Insurance

**Garage** – 22'x24' & 12'x22'

**Excavating** – Dig/backfill/rough grade (with existing soil on lot)

**Driveway** – Blacktop - 1400 sq. ft.

**Foundation** – Full basement w/Egress window, Tarring & footing drains w/ pump, Radon venting (No fan included)

**Frame Lumber** – S.P.F. & Hem Fir - 2x6 Exterior House walls w/ 7/16" o.s.b. sheeting

**Rafters** – Trusses-24"o.c. Gable – 8/12 & 7/12 pitch / Cathedral ceiling in GR / Coffered ceiling in master

**Siding** – Double 4 "Vinyl

**Soffits & Fascias** – Aluminum & vinyl overhangs

**Windows** – Casement – Vinyl / Low-E

**Exterior Doors** – Steel insulated & Wood

Front door – 3/0 (6 panel) w/side-light

House service door – 3/0 (6 panel)

Rear house – 6/0 vinyl slider

**Garage overhead** – 16'x7' & 9'x7' Steel insulated – panel

**Electric** – 200 amp service per code/smoke & carbon dioxide detectors per code / 4-cable jacks

**Plumbing** – 2-1/2 baths w/ fiberglass tubs w/ shower /50 gal sidedraft W-H / whirlpool tub

**Heating** – Gas forced air 90% plus furnace, A/C, aluminum gutters & downspouts / dryer vent

**Fireplace** – 42" standard direct vent

**Fireplace front** – Brick face to ceiling

**Roofing** – 15# black paper / Dimensional shingles 30 year /gutter apron / ice & water shield per code

**Insulation** – Ceiling R-49 blown / R-19 walls - including sill box

**Plaster** – House & garage complete sand finish

**Concrete Flatwork** – basement / garage / front sidewalk / 13'x12' wood deck / 140 sq.ft covered front porch

**Mirrors** – 72"x42" / 36"x42" / 30"x42"

**Bath accessories** – 3-towel bars & 3-paper holders (chrome)

**Carpenter labor** – Frame & trim complete

**Interior mill work** – Oak trim & oak flush doors or Painted 6 panel doors w/ colonial trim

**Interior stair railing** – Oak w/Metal spindles

**Closet shelving** – Vinyl covered steel

**Cabinets & vanity tops** – \$11,200.00 allowance (Includes Granite in Kitchen)

**Exterior misc. painting** – 1 coat latex **Interior painting** – 1 coat latex walls only

**Interior mill work finishing** – Factory finish oak or Painted

**Allowances** – Floor covering - \$4,600.00 / Electric fixtures - \$1,500.00 / Appliances - \$1,350.00 /

Ceramic - Whirlpool area - \$500.00

NOTE – Base price does not include lot/well-septic/ Impact fees/city sewer or water hook ups/  
tree removal /curb cut / city sidewalks / etc.

NOTE: Model homes may vary from standard features. Please note that this schematic is for your convenience only for approximate room sizes and what a home possibly may or may not contain. Some options listed or not listed in model homes may have an extra charge. Please check with builder for verification of standard and optional features. Be sure your contact contains all items listed exactly as you want them and know if there is an additional charge for what you want.

