



STANDARD FEATURES & SPECIFICATIONS

- 1,608-1,624 SF 3 Bedroom Plan or Double Master Plan, 2-1/2 bath Two Story.
- Highly coveted West Des Moines location with many local amenities.
- 2 car garage with Pine 1" x 4" baseboards.
- Spacious private covered front porch.
- Full unfinished basement,
- 9' ceilings on the main level, 8' ceilings on second level.
- 2" x 6" exterior walls provide quite living and low utility bills!
- Dupont Tyvek exterior house wrap & flex-wrap window sill protection.
- 100% Hardie Plank cement siding exterior with satin "SuperPaint" exterior paint.
- Pella high performance windows.
- Pella fiberglass front door with extruded aluminum frame, adjustable hinges and deadbolt.
- Exterior window tape sealant.
- Porch columns and stone accents.
- 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.
- BIBS blown in blanket insulation system in exterior walls.
- Fully insulated garage walls.
- Spray foam insulation in the entire garage ceiling.
- High efficiency Furnace and A/C.
- 50 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 and comfort height stools.
- Fiberglass shower & tub-shower.
- Brushed nickel bathroom hardware package with towel rings, towel bars, robe hooks and TP holders.
- Brushed Nickel frameless master bath shower door and curved shower rod in the hall bath tub/shower.
- Pine paint grade square profile transitional millwork.
- Pine paint grade window jambs and casing, no drywall returns.
- Pine paint grade skirt boards on stairs to protect the walls and have executive look.
- Hardwood wainscot paneling on the side and back of the large kitchen peninsula.
- Masonite "Madison" interior doors.
- Brushed nickel hinges, lever style "Solstice" door knobs and door bumpers.
- Washable interior paint on walls with flat white ceilings.
- Hardwood 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, cove crown molding, full depth fridge end panels.
- Stainless Steel LG full appliance package with French door counter depth fridge with large freezer drawer, backless sleek range with front controls, deluxe OTR microwave, dishwasher and full size washer - dryer laundry.
- Quartz - Granite countertops w/ large single bowl stainless steel kitchen sink, rectangle white under mount vanity sinks.
- Decorative subway tile kitchen backsplash.
- LVP flooring throughout main level, second level baths and laundry.
- 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.
- 8" brushed steel cabinet pulls on all cabinets.
- Upgraded thorough wire shelving package.
- 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 and along the front porches and rear parking.