



St. Andrews Traditional - Homesite 16
1006 Owen Place

TUSKES MARKET VALUE

Buyer Savings

\$429,900
(\$35,954)

St. Andrews Included Features:

- 2 x 6 wall construction with R-19 insulation
- 9' first floor ceilings
- High-efficiency 13 SEER HVAC system (1-zone)
- 7'-10" FULL Basement

Exterior Features

- Stone veneer and maintenance free vinyl siding exterior per print
- Architectural 30 yr. Roof Shingles
- 19' x 5' Covered Front Porch
- Single Hung Tilt-Wash Windows with Screens and Grilles

Interior Features

- 39" Gas Fireplace in Great Room
- Brushed Nickel Lighting Package

Flooring Features

- Ceramic tile flooring in Bathrooms and Laundry Room
- Shaw carpet in Study and all Bedrooms
- Engineered Hardwood flooring in Foyer, Kitchen and Nook

Kitchen Features

- Granite kitchen countertop with stainless steel under mount sink
- 42' Wall Cabinets with Crown Molding
- Ice Maker Line
- Stainless Steel appliances including: 30" Gas Range, Microwave, Dishwasher, and Garbage Disposal

Bathroom Features

- One piece cultured marble top in Main Bath
- Linen closet in Main Bathroom
- 3' x 5' Tiled Shower with fiberglass base in Owner's Bath

Additional Options Added:

- Premium Lot with Bilco Door
- 10' x 13' Morning Room with Cathedral ceiling and hardwood flooring
- Extended Garage with Metal Penn Roof, Garage Exit Door and Expanded Driveway in front of Garage
- Spot light and 1 additional exterior light
- Upgraded Plumbing System to "Home Run" System with Manabloc Manifold
- 10' x 14' Covered Patio with Ceiling Fan Wiring for future fan
- Added Double Glass French Doors to Study
- Plumbing for future bathroom in Basement
- Upgraded Kitchen Faucet to Moen Sleek Matte Black
- Level 2 tile backsplash in Kitchen with mosaic tile accent strip
- Mosaic Tile Accent Strip in Owner's Shower
- Kitchen Recessed Lighting Package and (2) additional Recessed lights over Island
- Room Accent Lighting Package (4 Recessed Lights) and Fan-Wiring in Great Room
- 34" Backsaver vanity in Owner's Bathroom with Silestone Countertops and Oval Undermount Sinks
- (2) - 21" Framed Mirrors over each vanity sink in Owner's Bath in lieu of standard vanity mirror
- Front Landscaping Package
- Engineered Hardwood flooring in Great Room, Hallway, and Extended Foyer
- Gas Dryer Hookup
- Conduit from side of fireplace to top of fireplace for future TV hookup with electrical outlet
- Garage door openers
- Custom paint throughout
- Roll out shelves in Kitchen cabinets