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Sauganash Manor

GORGEOUS NEW CONSTRUCTION | SINGLE FAMILY LUXURY

✦ Phenomenal 4 Bedroom Home at 6028 Hiawatha Avenue ✦

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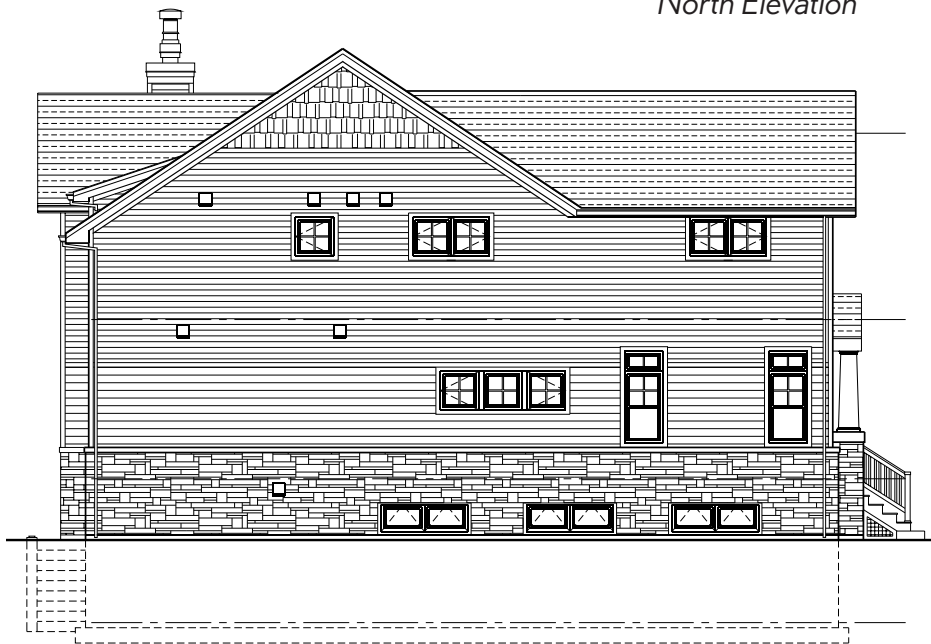
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Sauganash Manor

Elevations



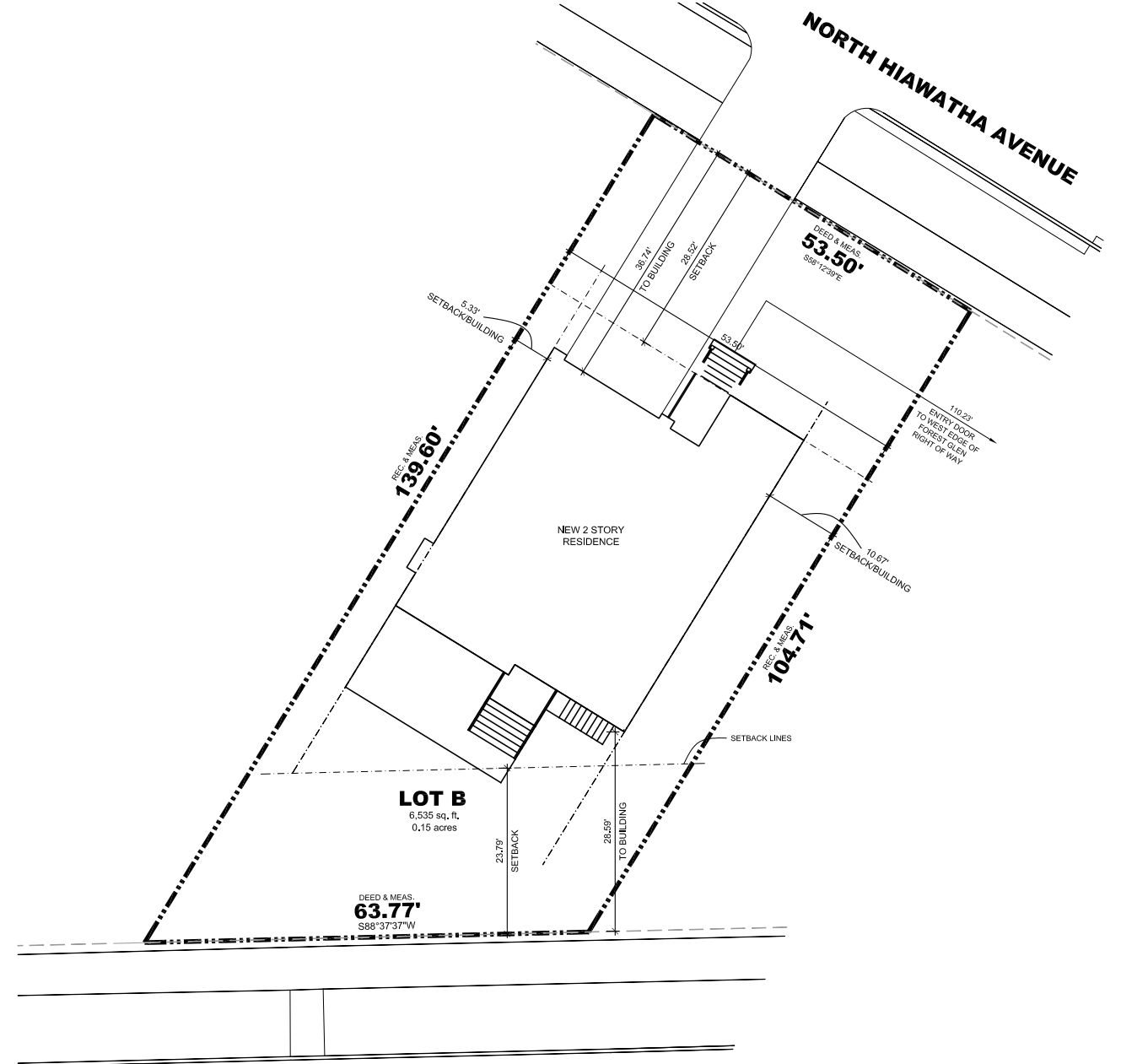
North Elevation



East Elevation

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Site plan

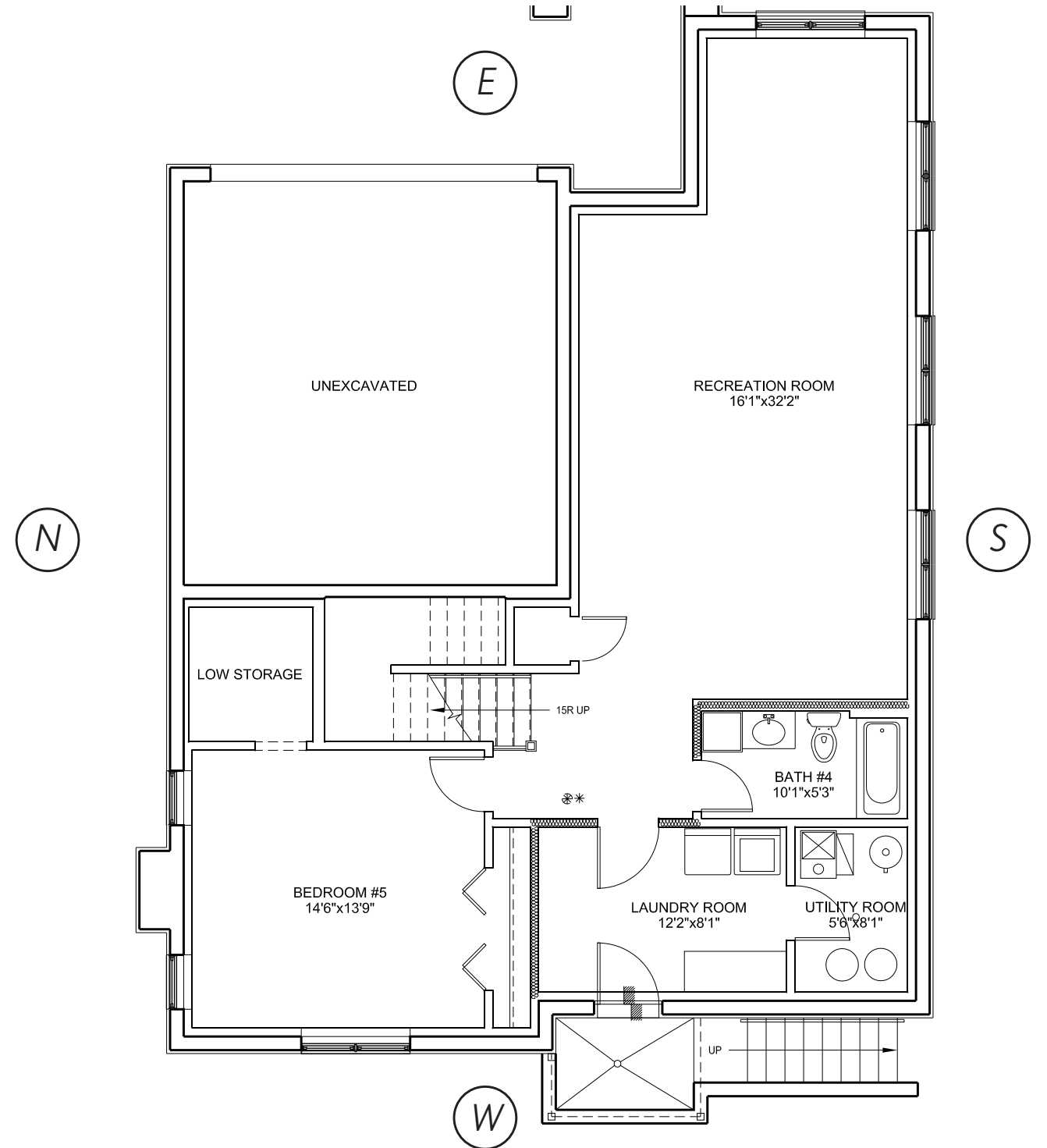
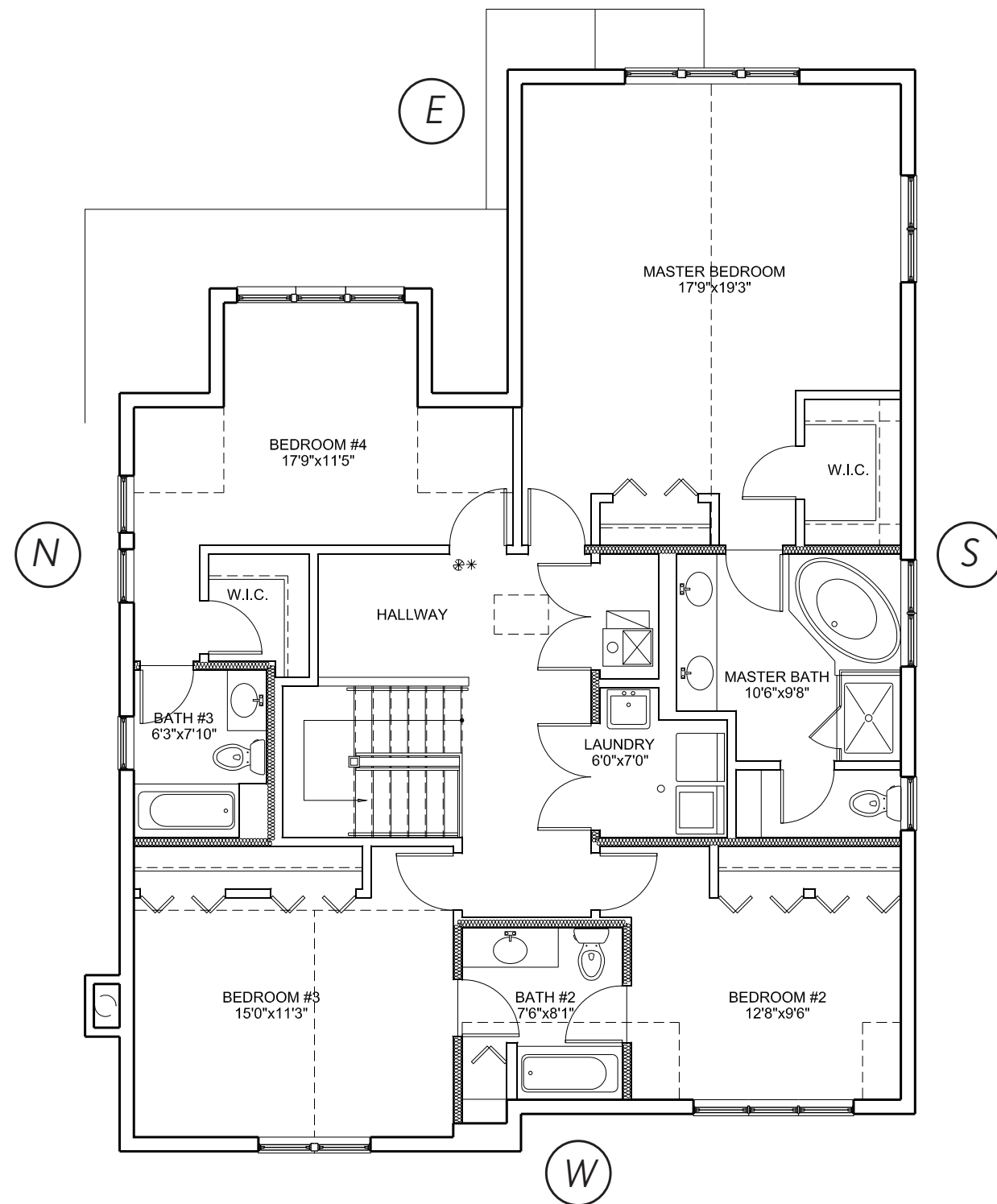


Sauganash Manor

2nd floor

Sauganash Manor

Lower level



Sauganash Manor



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

Sauganash Manor

1st Floor

