

Distinctive Domain at Elia Drive

9/16/16

Standard Features

Community

- Tree Lined Private Cul-de-sac
- Public Water & Sewer
- Underground Utilities

Kitchen & Bathrooms

- 42" Raised Panel Maple Kitchen and Bathroom Cabinets
- Granite Kitchen Counter Tops
- Kitchen Center Island
- Kohler Plumbing Fixtures
- Stainless Steel Kitchen Sink
- Stainless Range, Dishwasher, & Built in Microwave
- Ceramic Tile in Hall & Master Baths
- Full Vanity Mirrors in Full Bathrooms
- Waterline for Refrigerator Icemaker

Design Features

- Crown Moldings in Living, Dining & Family Rooms, Kitchen, and Foyer
- Trim - 3 1/4" Casing & - 5" Base Molding
- Pediment Heads in Foyer
- Raised Panel Interior Doors
- Stained Oak Stairs with Painted Risers
- Stained Railings with Painted Spindles
- Two Story Foyer
- Gas Burning Fireplace with Marble & Wood Mantel

Interior

- Spacious 9' First Floor Ceilings
- Large Family Room
- Wall to Wall Bedroom Carpeting
- Second Floor Hall Hardwood Flooring
- First Floor Hardwood Flooring
- Ventilated Vinyl Coated Shelving
- Benjamin Moore Paint
- 30 Recessed Lights

Exterior

- Landscaped Elevations
- Paver Walkway to Front Door
- 30 Year Dimensional Roof Shingles
- Stone Exterior Accents
- Vinyl Siding & Soffits
- Automatic Garage Doors and Asphalt Driveway
- Maintenance Free Composite Exterior Trim
- Aluminum Gutters
- Seeded Front, Side & Rear Yards
- Weather Proof Exterior Electric Outlets Front & Rear
- Hose Bibs Front & Rear

Energy Smart

- Conforms to New Energy Codes
- Programmable Thermostats
- 92% High Efficiency Reem Two Zone Gas Furnaces
- 13 Seer High Efficiency Reem Two Zone Air Conditioners
- Power Vent Hot Water Heater
- Silverline by Andersen 3000 Double Hung Windows with Tilt in Sashes
- Energy Efficient Insulated Front Door with Sidelights
- R-38 12" Insulated Attic Ceilings
- R-10 3" Insulated Basement Walls
- Energy Efficient Lighting per Code
- 2 X 6 Exterior Framing with R-21 5.5" Insulated Exterior Walls
- Sealed Gas Burning Fireplace with Increase Heating Efficiency and Elimination of Cold Air Draft
- Exterior of Home Wrapped & Sealed to Protect from Air & Water Filtration
- Lo-flow Water Fixtures with Aerators

Miscellaneous

- Ten Year Home Owner Warranty
- Reinforced Poured Concrete Basement walls with Waterproofing Guarantee
- Three Pre-Wired Phone & Cable Jacks
- UL Approved Smoke & Carbon Dioxide Detectors
- 200 Amp Service
- GFI Safety Outlets in Kitchen & Baths
- Anti-Scalding Posi-Temp Tub & Shower Faucets

For more information, go to
www.DistinctiveDomain.com and see Distinctive
Domain on www.Houzz.com

Subject to Change Without Notice