

Eastman Properties, Ltd.

Wehrli Estates

Luxury Home Features

General Features:

- ◆ **One Year Builder Warranty**
- ◆ **10 ft 1st Floor Ceilings with Taller Interior Doors**
- ◆ **8 ft Front Entry Door**
- ◆ **Taller Basement**
- ◆ **Custom Stick Frame Construction for Greater Design Flexibility**
- ◆ **3/4 " Tongue and Groove Plywood Sub flooring Glued, Nailed and Screwed to Avoid Floor Squeaks**
- ◆ **3 Car Garage, Insulated, Drywalled & Painted**
- ◆ **Glass top Garage Doors with Openers and Keypad**

Exterior Features:

- ◆ **Brick per Plan**
- ◆ **Scattered Stone on Front Elevation Per Plan**
- ◆ **LP Smart Siding**
- ◆ **Stone Address Block**
- ◆ **Architectural Grade Roof Shingles Lifetime Warranty**
- ◆ **Concrete Driveway**
- ◆ **Seamless Gutters and Downspouts**
- ◆ **Two Exterior Water Spigots**
- ◆ **Two Exterior GFI Electrical Outlets**
- ◆ **Energy Saving Cellulose Insulation with R-17 Walls and R-38 Ceilings**
- ◆ **Damp Proof & Fiber Mesh Full Basement**
- ◆ **Sump Pump and Discharge Pit**
- ◆ **Landscaping Package Including Trees, Shrubs, Entire Yard Sodded**

Kitchen Features:

- ◆ **Group IV Raised Panel Custom Kitchen Cabinets**
- ◆ **Level 1 Granite Countertops**
- ◆ **Staggered Height Kitchen Wall Cabinets**
- ◆ **Kitchen Tiled Backsplash**
- ◆ **\$10,000 Appliance Allowance**
- ◆ **Stainless Steel Undertone Sink & Chrome Faucet**

Interior Features:

- ◆ **92% Dual Gas Forced Air Furnace & Central Air Conditioning**
- ◆ **200 Amp Electrical Service**
- ◆ **(1) 75 Gallon Power Vent Water Heaters**
- ◆ **(2) Humidifiers**
- ◆ **Volume Ceilings in all Bedrooms**
- ◆ **Ceiling Fan wiring in all Bedrooms & Family Room**
- ◆ **Dining Room with Chair Rail and Crown Molding**
- ◆ **Study with Bookcases and Window Seat**
- ◆ **Anderson Silverline Windows with Screens**
- ◆ **White Enamel Doors and Trim**
- ◆ **Six Panel Solid Doors**
- ◆ **Outstanding Wood Trim Detailing**
- ◆ **5 1/2" Base with Decorative PCA 3 1/4" Door Casing**
- ◆ **Decorative Thumb latch on Front Door**
- ◆ **Oil Rubbed Bronze Door Hardware**
- ◆ **Custom Oak Stairs with Iron Spindles**
- ◆ **Full Masonry Fireplace**
- ◆ **Laundry Room with Sink, Gas Connection, Dryer Vent and Ceramic Flooring**
- ◆ **3 1/4" Oak Floor on the Entire First Floor**
- ◆ **Stain Resistant Carpeting over Rebound Pad**
- ◆ **\$6,000 Lighting Allowance**
- ◆ **Ten Total Phone / TV Jacks**
- ◆ **Pre wire in Family Room**
- ◆ **Smoke Detectors on All Floors**
- ◆ **Wire Closet Shelving in Closets**

Bathroom Features:

- ◆ **Custom Group II Vanity Cabinets**
- ◆ **Level 1 Granite Countertops in all Baths**
- ◆ **Full View Mirrors over Vanities**
- ◆ **Moen Chrome Faucets**
- ◆ **KOHLER Villager Tub with Ceramic Tile**
- ◆ **Ceramic Tile Flooring**
- ◆ **Oasis White 72 x 42 Acrylic Whirlpool Tub**
- ◆ **Vaulted Master Bath Ceiling**

**** Extras in Model Home not included in base price:
Master Closet Shelving, Living Room Turret Stone,
Brick on Turret in back, Stairs in garage to
basement and Anderson 100 window**

