



STANDARD FEATURES IN 2 STORY HOMES

In NORTH AURORA

TANNER TRAILS & LAKE RUN ESTATES

Hunt Club East Model P. 630-551-4845

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(This list is all included)

Interior Features

- **FULL BASEMENTS – no crawl**
- **3 CAR GARAGE, walls insulated, dry walled & taped**
- **Nine foot ceilings on the first floor**
- **Bay in dinette or bump out in dinette with oversized island (per plan)**
- All painted trim with 2 or 6 panel painted doors
- Large walk-in closet in master bedroom
- **Custom oak stairs & railings with carpet runner**
- **Oak railings over looking foyer, no ½ walls**
- **Recessed can light over kitchen sink**
- **Pre-wired for 1 phone and 5 TV jacks**
- **Ceramic tile floors in all bath rooms**
- **Ceramic tile floor in laundry room**
- **Hardwood in foyer, kitchen & dinette**
- Deadbolt on front door & garage door
- **Fan boxes in all bedrooms, study & family room**
- **Double doors to master bed room (per plan)**
- **Wood returns around all windows with casing**
- **Arched openings in living room & dining room**
- Light fixture allowance \$650
- Satin nickel Schlage door handles & hinges

Kitchen

- **Quality cabinets with 36” uppers**
- **Granite counter tops in kitchen with back splash**
- Stainless steel sink, Moen faucet & garbage disposal
- **GE appliances: Double oven, cook top, microwave & dishwasher (per plan)**
- **Ice line to refrigerator**

Bath

- **60” x 36” soaking tub in master bath with oversized ceramic tiled tub deck & separate shower (per plan)**
- Moen faucets in all bath rooms with posi temp shower faucet
- Vanity cabinets with cultured marble tops
- Double bowl sink in master & hall bath (per plan)

Exterior Features

- **30-year architectural series shingles**
- High Quality vinyl siding
- **Partial brick front**
- Aluminum soffit, fascia and gutters
- Two frost proof hose bibs and GFI outlets
- Asphalt driveway with concrete service walk and stoop
- **Vinyl single hung windows w/low E and screens**
- **Windows on front of house with grills in air space**
- **Six panel smooth star front door with sidelights**
- **8’ tall, 24 GA insulated steel raise panel doors with outlets for garage door openers**
- Sod front yard, seed in side & rear yard
- Concrete service & public walk

Quality Construction Features

- **Basement walls fully insulated**
- 200 amp electric service
- **95% + high efficiency furnace**
- **Humidifier – high vents on 2nd floor**
- **Smoke/Carbon Monoxide detectors to code**
- **DOW STYROFOAM WEATHERMATE HOUSE WRAP**
- **Fiberglass insulation in attic & walls (mildew resistant, fire retardant, insect resistant, reduces sound & increases R – value) Ceiling insulation R-49**
- **Central air conditioning - 13 seer**
- **Bradford white 50 gallon power vented water heater**
- **Deluxe programmable thermostat**
- All sill plates and holes through wall plates are sealed with fire retardant foam which helps to prevent air leakage
- Passive radon mitigation with a sealed sump pit
- **Custom stick built roofs - no trusses - California corners, allows insulation in corners**

For Your Peace of Mind

Our Customer Care Program includes a Pre-Construction meeting and a Pre-Drywall meeting.

We will customize any features to meet your needs.