

The Villages At Prairie Bluffs

STANDARD FEATURES

INTERIOR FEATURES

White Two Panel Classique Doors and Trim
Stain Blocker Carpet with Upgrade Pad
Brushed Chrome Door Knobs and Hardware
Open Staircase with Wood Railing, as displayed
2-1/4" Base Molding
Laminate Window Sills
Vinyl Flooring in Foyers
Lighting Allowance
White Outlet and Socket Covers

KITCHEN/BREAKFAST ROOM

Wood Kitchen Cabinets with Hardware
Easy Care Formica Countertops
Stylish Dishwasher
Gas Range with Self-Clean Oven
Heavy Duty Disposal
Double Bowl Stainless Steel Sink with Sprayer
Vinyl Flooring in Kitchen and Breakfast Room

MASTER BATH SUITES AND HALL BATH

Luxury Master Baths, as displayed
**Wood Vanity with Hardware, Cultured Marble Top
and Large Vanity Mirror**
**Choice of Cultured Marble or Ceramic Tile
around tubs and showers**
Double Bowl Vanity, per plan
Vinyl Flooring in Master and Hall Baths

LAUNDRY ROOM

Convenient First Floor Location, most plans
Electric Dryer Receptacle and Dryer Vent
Vinyl Flooring in Laundry Room

GARAGE FEATURES

2 Car Front Entry Garage
Prewire for a Garage Door Opener
Raised Panel Steel Garage Door
Concrete driveway

BASEMENT FEATURES

Full Pour Basement Walls w/Fiber Mesh
Foundation Drain Tile with Sump Bucket

CONSTRUCTION/EXTERIOR FEATURES

Vinyl Siding-Including Dutch Lap
2" X 4" Exterior Walls 16" O.C
3/4" Premium OSB Tongue and Groove Sub-floor,
Glued and Nailed
Engineered Roof Trusses
7/16" Premium OSB Roof Sheathing
7/16" Premium OSB Wall Sheathing
Grills on All Front Windows
Steel Insulated Exterior Doors with Deadbolts
Two GFI Exterior Outlet
Two Exterior Freeze Resistant Faucets
Pre-Treated Termites Protection
Fully Seeded Yards

ENERGY & SERVICE FEATURES

**R-38 Ceiling Insulation, R-13 Wall Insulation
"Tyvek" House Wrap**
Total R-13 Band Board Insulation
**Vinyl Insulated Tilt In Windows with Screens
and 3/4" Insulated Glass**
200 AMP electrical service copper wire
Prewire for (2) Phone and (2) TV Hook Ups
Smoke detectors
High Efficiency Gas Furnace - 80%
Energy Efficient 13 SEER Air Conditioner
PEX Waterline Tubing
50 Gallon Gas Quick Recovering Water Heater

WARRANTY

1-Year Builder & 2-10 Home Buyers Warranty

Built by:



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636-332-1705



Information contained herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of this information. Sellers and brokers make no representation as to the environment or other conditions of the property and recommend that purchaser investigate fully. All room dimensions are approximate and may vary slightly when constructed. 05-19-09

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OPTIONAL FEATURES

Please see our Sales Manager at Villages at Prairie Bluffs for all option pricing.

- Woodburning fireplace with mantle, glass doors and outside air vents
- Gas fireplace or gas logs
- Enclosed soffits and fascia
- Sod, lawn sprinkler system or landscaping
- Framed rear-wall on walkout basement and additional windows in basement
- Rough-in or finished bathroom or sump pump in basement
- Decks, landings and stairs
- Concrete Patio
- Garage door opener with two transmitters
- Built-in microwave oven/hood combination
- Ice maker water line
- 3-1/4" base molding, chair rail, crown molding or stain package
- Skylights
- Upgraded faucets
- Upgrade carpet or carpet pad
- Upgrade vinyl flooring
- Wood flooring
- Stainless steel appliances or upgrade appliances
- Upgrade cabinets, vanities and counter tops
- Ceramic tile kitchen back splash
- Bay windows or any additional windows
- Vaulted or coffered ceilings, where possible
- Vaulted or coffered ceilings in master bedroom or bath
- Wood window sills
- Ceiling beams
- Whirlpool tubs
- Copper Waterlines or additional water heaters
- Ceiling fan wiring and installation
- Ceiling light prewire or ceiling fan prewire and installation in bedrooms
- Coach light prewires or additional or custom light switches or receptacles
- Additional phone or cable/satellite TV outlets
- Finished lower level
- Additional garage square footage
- 9' foundation pours
- Basement floor edging
- 9' ceilings on first floor
- 90% efficient furnace
- R-3.5 (1/2") Insulated Styrofoam Wall Sheathing
- Electronic air filter, humidifier or programmable thermostat

Note: Items such as alarm and intercom system, window treatments, decorative wall coverings and mirrors, lawn irrigation system, shrubbery & trees, stained glass windows, ceiling fans and other decorator items are for display purposes only and are not included in base price.

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