

Plan	G. James	Address	3889 Leighton	Foundation	In-Ground Basement
Price	\$619,900	Status	Complete Summer ' 08		(Exterior stairs)
Bedrooms	4	Baths	4	Square Ft.	2852 1st,2nd floor
					1925 Finish Bsmt
					4777 Total Finished

Exterior Features

All Brick
Quoin corners
Keystones with soldier course on front elevation
Address Stone
Irrigation System
Front stoop and walk in exposed aggregate
Shingle returns with 6 mini cans on front elevation & operated by digital timer
Exterior stairs from basement
Carriage style insulated garage door with windows
Upgraded landscaping, package 2
Wood windows with aluminum clad exterior, painted interior, double-hung, 20 year warranty
Outdoor covered Family Room with wood-burning fireplace and stained bead board ceiling
Wood Deck with natural gas line valve for future grill
Stained mahogany wood front door with transom
Tongue & grooved stained bead board ceiling on front porch

Interior Features

Appliances

Stainless steel dishwasher
Stainless steel microwave
Stainless steel gas cook top
Stainless steel double oven

Cabinets

Custom Kitchen with level 2 pricing
Granite top in Kitchen with undermount stainless steel sink
Granite top in Owners' Bath with undermount sinks
Desk unit added to Kitchen
Bar cabinets in Family Room include a sink and space for a winechiller

Ceiling Specials

Drop tray in Dining
Hip vault tray in Foyer
Hip vault with a Barrel top in Owners' Bedroom
Coffered Ceiling in Family Room

Electric

2 exterior spot lights for backyard
6 under cabinet lights in Kitchen, 2 under cabinet lights in basement bar
Rough-in low voltage rope light in Foyer hip vault tray ceiling
Rough-in low voltage rope light in Formal Dining Room tray ceiling
Low voltage rope light installed both levels of Owners' Bedroom vaulted ceiling

Rough-in central vacuum
Rough-in stereo speakers for Basement family room surround sound and Game Room
Rough-in stereo speakers for Patio, Kitchen, Dining Room, Owners' Bedroom, & Owners' Bath
Stereo speakes also pre-wired for volume control and keypad operation
Rough-in security system

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Interior Features

Efficiency

Dual fuel furnace basement level with 90 plus gas, & 16 seer electric
14 Seer A.C. Unit 2nd floor heat pump
Interior insulation with Icynene Foam Spray under roof deck, floor band, and overhangs
Interior insulation with fiberglass wall spray for 1st floor walls and basement
Insulation garage walls with fiberglass batts

Fireplace

Upgraded vent-free unit 1st floor Family Room
Wood Burning fireplace Outdoor Family Room with brick hearth & facing
Granite facing on interior fireplace installed with one piece (not 4 pieces) and beveled-edge hearth
Upgraded mantle, American Series

Flooring

Hardwood floors in Foyer, Dining, Kitchen, Family Room, and Upstairs Hall
Ceramic Tile in all Bath Rooms and the Laundry Room

Plumbing

Tile shower for Owners' Bath & Guest Bath
Rainfall shower head and handhel spray too for Both Showers
Decorator pieces for Owners' Shower stall and whirlpool
Finished bar in basement
Install laundry sink in Laundry Room

Shelving

Upgraded house shelving, package 2
Wood shelving for Owners' Closet

Stairs

Stained Oak treads with wrought iron ballusters
Single bullnose on first tread with volute rail

Misc.

Laundry Room has built-in bench seating and hooks for coat storage plus utility sink
Upgraded paint: 3 coats of washable paint on walls & 3 coats of oil based trim paint
Upgraded light fixtures & plumbing fixtures
Basement bar includes dishwasher, microwave, space for full fridge, and winerack
Artificial putting green surface in basement with (2) flagsticks