

Classic Homes

Kelly Ranch Estates

Standard Interior Features

- One Story – 8 Foot Plate
- All Electric
- 3 Bedrooms, 2 Full Bath, 2 Car Garage – Side Entry
- Family Room with 36” Wood Burning Fireplace with Custom Stained Mantel and Stone or Brick - Floor to Ceiling
- Crown Molding in Entry and One additional Formal area
- Granite Countertops in Kitchen and Bath Vanities
- Travertine 6x6 Tile Kitchen Backsplash
- Stainless Steel Under mount Sink with Pullout Faucet
- Beautiful 36 inch Staggered Knotty Alder or Oak Cabinets -
- Built in Stainless Steel Whirlpool Appliances
- Programmable Thermostat
- Up to a Level I Ceramic Tile in Entry(Optional choice), Kitchen, Nook, Utility and all Bathrooms
- Up to a Level I Hardwood in the Entry (Optional choice) , Hallways and Dining Room
- Up to a Level II Carpeting in all Bedrooms and Bedroom closets, Living Room, studies, dining rooms and Game Rooms (per plan)
- ½ inch Pad with Carpeting
- Abundant Walk In Closets Throughout
- Beautiful Acrylic Drop in Garden Tub with Ceramic Tile Surround
- **Standard 3x4 Master Shower with Ceramic Tile Surround and Shower Seat**
- Rounded Bull Nose Corners
- Archways in Formal Areas
- Oil Rubbed Bronze or Brushed Nickel Lighting Fixtures, Door Hardware, and Plumbing Fixtures
- 50 Gallon Heat Pump Hot Water Heater
- Garage Door Opener
- 2” Faux Wood Blinds

Standard Exterior Features

- 80% Brick Exterior w/ Stone Accent on Front Elevation
- Standard 250± of Covered porches and patios Combined. Additional square footage is priced at \$30.00 a square foot
- 440± of Garage – Side Entry. Additional square footage is price at \$40.00 a square foot
- Concrete Drive
- Garage Door Opener
- 100% OSB Exterior Sheathing on Walls
- Tyvek House-wrap
- 30 Year Dimensional Shingles
- 14 SEER Carrier Air Conditioning Unit
- **2x4 and 2X6 Exterior Walls based on Plan footprints**
- Foam Encapsulated Insulation Package
- Low-E Energy Efficient Vinyl Windows
- Framing Bolted to Engineered Post Tension Foundation
- Hurricane Clips in Roofing
- 100% Seamless Gutter System
- Aerobic Septic System
- Alarm Trim and (2) Key Pad
- 4 Cable Drops and 4 Telephone drops
- 6’ Fiberglass or Knotty Alder Entry Door
- Back Patio door with Full or Half light Glass light and Blind Inserts
- Standard Shrub Package
- 6000 square feet of Sod
- 6 Station Sprinkler System

*Builder reserves the right to make changes in plans, specifications and pricing without notice
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PRICING GOOD FOR 30DAYS