

## 2017 TRI STAR HOUSE AMENITIES

1,992 square feet living space

3 bedrooms:

- Master suite with walk-in closet and large master bathroom
- Two additional bedrooms with large closets

Smoke detector/alarms in each bedroom plus four smoke/CO combo alarms throughout the house, all are interlinked 120v with battery back-up

2-1/2 baths total

Large laundry room on main floor

Half bath directly off the mudroom

Custom kitchen with painted maple cabinets, full extension/soft close drawer glides and door hinges, many other features:

- Custom built-in range hood
- Large island with stainless sink and seating for four
- Dishwasher space with water and electric (dishwasher not furnished)
- Garbage disposal

New technology wood-look flooring in foyer, living room, dining room, kitchen, and mudroom

Bathrooms and laundry room has sheet vinyl flooring

Carpet in bedrooms

Coordinated color scheme throughout

Viwinco vinyl casement windows with screens and high performance low-E glass

Nu-Wool insulation in attic, exterior walls, garage walls and walls between garage and house

Full basement with 4' x 4' egress window

Fire treated I-joists used for floor framing (16" o.c.)

Separate sump pumps for inside and outside storm water

Natural gas 95%+ efficiency forced air furnace with central air conditioning

Finished 2-car garage featuring:

- two 9' x 7'6" overhead doors with electric openers
- 8' x 19' attached storage area
- Hot and cold hose bibb water connections

Large front porch

Two rear (west facing) patio areas:

- Covered area is approx. 12' x 8'
- Open area is approx. 20' x 10'

Exterior water faucets: one front and one rear

6 exterior GFCI outlets located front and rear.

Mastic wood grain vinyl siding with stone veneer on front