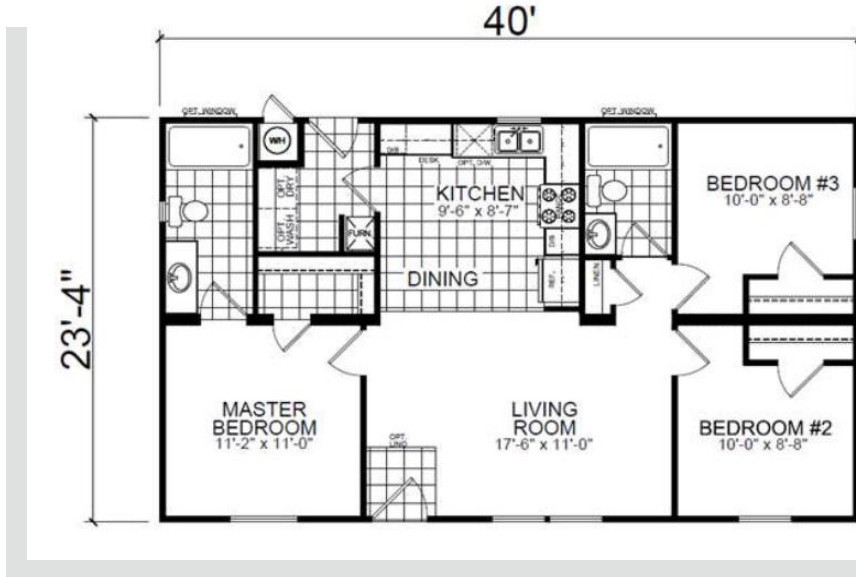


# Custom Cottage



## Elmsgate

3 Bed 2 Bath  
933 Sqft  
23'4" x 40'  
Sections



r

**note:**

- Lender requirements may require changes to designs, these changes may require additional project costs.
- Prices, Specifications, & Material are Subject to change without notice
- SQUARE FOOTAGE AND DIMENSIONS ARE APPROXIMATE

M-3403B

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Full Service General Contractor  
A HCD Dealer License DL1241679  
A General Contractors License 943047



# Creekside Manor Specifications

## Construction

- 8' Flat Ceiling Throughout
- 12" Eaves Hitch End Only
- Nominal Eaves Side & Rear- All Except 28' & 40' Wides Only
- 20# Roof Load
- 2x4 Exterior Walls
- 2x6 Floor Joists 16" on Center
- 3/12 Rood Pitch
- 5/8" Tongue Groove Floor Decking
- R-22 Ceiling Insulation
- R-13 Wall Insulation
- R-11 Floor Insulation

## Exterior

- 36" Inswing Steel Front Door
- Standard Front & Rear Porch Lights
- Architectural Shingles Cemplank Vertical Siding
- Cemplank Facia
- Cemplank Perforated Soffit
- 32" 9-Lite Rear Door
- Shutters Hitch & Front Door Side- Single Wides Only
- 4" Cemplank Window Trim Throughout
- Low "E" Dual Glaze Windows Throughout

## Interior

- T & T Throughout w/ Rounded Corner
- 6-Panel Interior Doors
- White 2- 1/4" Door Case Molding
- Brushed Nickel Lighting & Hardware Throughout
- Carpet in Closets Throughout
- 3" baseboard Molding in Wet Areas Only
- Standard Heat Registers Throughout
- Wire Vented Shelving Throughout
- Simply Stated Carpet
- Linoleum in Kitchen, Dining, Baths & Utility
- Fan prep in Master bedroom and Living room

## Appliances

- Deluxe Gas Range
- 18 CF Frost Free Refrigerator
- 30" Vented Range Hood W/ Light

## Kitchen

- Granite Counters w/ Single Eased Edge
- 4" Granite Backsplash
- Bank of Drawers
- Lined Overhead Kitchen Cabs
- Brushed Nickel Pullout Kitchen Faucet
- Cabinet w/ Doors over Refrigerator
- Stainless Steel Undermount Sink
- A total of 5 can lights in the Kitchen
- Crown Molding on O/H Cabs Can Light Centered in Kitchen MTN Delight MDF Cab Doors
- Garbage disposal
- Soft close drawer hinges and guides

## Baths

- Granite Counters w/ Single eased Edge
- 4" Granite Backsplash
- 1 PC Fiberglass Tub/Showers Brushed
- Nickel Faucets & Hardware Medicine Cabinets
- Bank of Drawers Master Bath
- Undermount Bath Sinks
- Cab Doors
- Dlx lights over vanities
- 11 x 36 window hall bath

## Utilities

- Gas Forced Air Furnace Shutoff Valves throughout
- Wire & Vent For Electric Dryer
- Wood Rod & Shelf Over Washer/Dryer
- 40 Gal Gas Water Heater
- 100 AMP Electrical Service
- Exterior GFI Receptacle
- Carbon Monoxide & Smoke Detectors
- LED Can Lights Throughout
- Plumb for gas and electric dryer

## Energy Star

- Energy Star Label
- R-33 Insulation in ceilings
- R-13 Insulation Sidewalls
- R-22 Insulation in the floor
- R-8 Insulation Crossover ducts
- Sealed @ H-Vac ducts
- Programable Thermostat
- High Energy Efficient Gas Furnace

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