

Columbia Lakes

QUALITY CONSTRUCTION FEATURES

Engineered Post Tension Foundation with CompuLevel
On-Site Inspector Present During Foundation Pours
Anchor Straps or J-Bolts in Exterior Walls
Conventional Stick Framing 16" O.C. Walls
Copper Electrical Wiring Throughout House
Thermal-Ply Sheathing on Exterior for Vapor Barrier
30 Year Warranted Owens Corning Composition Roof Shingles
"Bonded Builders" 1-2-10 Year Buyer's Warranty Program
Additional Independent 3rd Party Quality Control Inspection
During Construction of Home

KITCHEN FEATURES

Energy Efficient Deluxe Kitchen Appliances Including:
GE Range, GE Dishwasher, Disposal and
Microwave with Built in Vent Hood
Ceramic Tile Flooring in Kitchen and Breakfast
Granite Countertops with Undermount Stainless Steel Sink
42" Birch Flat Panel Cabinetry
12" Ceramic Tile Backsplash on Diagonal Lay
Recessed Can Lights

BATH FEATURES

Granite Bath Vanity Tops with Undermount Sinks
High Boy Vanity Cabinets
Ceramic Tile Flooring
Beautiful Chrome Moen Fixtures
Elegant Pedestal Sink in Half Bath (on 2 story plans)
Tub with 12" Ceramic Tile Surround
Separate Oval Tub & Shower with glass Enclosure
Dual Sink in Master Bath
Elongated Toilet in Powder and Master Bath

ENERGY FEATURES

High Efficiency Gas/Electric Heat
Double Pane Low E Vinyl Windows
Premium Insulation Package (R-13, R-22, R-30)
Polycel Insulated Caulking Sealant
Techshield Radiant Barrier Sheathing
High Efficiency 16 SEER Carrier Central Air Conditioning
System With R-8 Ductwork
High Efficiency Gas/Electric Water Heater

INTERIOR DESIGN FEATURES

Pittsburgh Flat Interior Paint with Enamel Trim Paint
Your Choice of 4 Cable TV/Telephone Outlets
Security System, Includes Keypad, Monitor and Door Sensors
Ceramic Tile in Entry Way
Ceramic Tile Flooring in Utility Room
Ceiling Fan (with Light Kit) in Family Room and Master Bedroom
Deadbolt Locks on Front, Back and Side Doors
Smoke Detectors for Early Warning
Nickel Finished Light Fixtures and Door Knobs
Crown Molding in Entry and Formal Dining Room
Chair Rail in Formal Dining Room
Designer Arches and Archways (as per plan)
Roman Arch Top Interior Doors
Fireplace with Optional Gas Log Lighter and Wood Mantle
with Ceramic Tile Surround
Stained Oak Hand Rails with Wrought Iron Spindles on
Stairways for 2-Story Plans
Rounded Sheetrock Corners
All Bedrooms Prewired for Ceiling Fans
2" Faux Wood Blinds
Extended Tile Entry Way
3 Hours Design Time w/ Designer for Interior Selections

EXTERIOR DESIGN FEATURES

3 Sides Brick
Acme Clay Brick
Pittsburgh Exterior Paint
Fully Sodded Front and Side Yard
Custom Landscaping in Front Yard
Concrete Sidewalk, Driveway and
10' x 10' Rear Patio
Front and Back Gutters Installed
Screens on all Operable Windows
Outdoor Faucets and Electrical Outlets
Metal Garage Door(s), with Opener(s)
James Hardie Hardiplank Siding, Soffit, Fascia Board and
Brick Freeze, with 50 Year Manufacturer's Warranty
Custom Cast Limestone Address Block
Perimeter Prairie Front Windows
Solid Mahogany Front Door with Leaded Glass

Effective 4-27-18

DS
SW

DS
PS

KENDALLHOMES.NET

ALL SQ. FT. IS APPROXIMATE PER THE ARCHITECT'S PLANS. PRICES, AND SPECIFICATIONS MAY CHANGE WITHOUT NOTICE.

June 7th, 2018

