



# 3522 Wonder Hill Road

## Dawson Modern Ranch

*Our Dawson Modern Ranch home is located on 1.5 acres, 3,475 total square feet, 4 bedrooms, and 2.5 bathrooms. This beautiful open concept home features a large master suite, side-entry garage, modern elevation with painted brick accents, large kitchen, utility room and study. This move-in ready home includes well, septic, and a 500-gallon buried propane tank.*

### INTERIOR FEATURES

- Beautiful engineered hardwood flooring at main areas and tile floor at bathrooms and utility
- Luxury Silestone Quartz Countertops at Kitchen and Black Mist Honed Granite at Bathrooms
- Upgraded Moen kitchen & bath plumbing trims
- Emser tile backsplash at kitchen and upgraded tile selections at master and secondary bath
- Sherwin Williams interior and exterior paint
- Solid core 8' stamped interior doors throughout per plan
- White Decora switches
- Custom 42" painted brick fireplace with job-built, stain grade cedar mantle; gas and wood burning per plan
- 1x6 baseboards and 1x4 door casing
- Custom wainscotting at primary bathroom behind freestanding tub
- Square sheetrock corners

### KITCHEN

- Benedettini custom shaker style painted cabinets, soft close guides and hinges
- Large 40" decorative kitchen hood with wood accents
- Wood floating shelves with decorative sconce lights above
- Luxury Silestone Quartz Countertops
- Apron Front 30" Farmhouse Sink
- GE Profile 36" Gas Cooktop, GE 30" Stainless Single Oven, GE 36" Stainless Custom Hood Vent, GE

Stainless Microwave with Trim Kit, GE Top Control Stainless Dishwasher- \$5,000 value

- Signature Hardware Bridge Kitchen Faucet in Black with pull out sprayer
- Recessed LED can lights per plan, 2 pendants included over island
- Upgraded Emser Passion Blanco Tile Backsplash
- GFI wiring at kitchen for wet areas

### BATHROOMS

- Benedettini custom painted cabinets in primary bathroom, utility, and powder. Custom stained cabinets at secondary bathroom.
- Luxury Black Mist Honed countertops at bathrooms and utility
- Luxury white rectangle undermount vanity bowls
- Moen Belfield Polished Nickel bath faucet at primary and Moen Gibson Brushed Nickel faucet at secondary bathroom
- Upgraded tile at tub surrounds and showers
- 6-ft. Signature Hardware freestanding tub and roman tub filler at master bathroom
- 5' Signature Hardware Soaking tub at secondary bathroom
- Decorative glass mirrors at all bathrooms
- Large shower niche at master bathroom and secondary bathrooms
- Frameless glass shower door at master bath

### ENERGY & ELECTRICAL

- R-13 Insulation in exterior walls; spray foam by request

- R-38 blown-in insulation at attic
- Trane 16 SEER high-efficiency HVAC system
- Tankless water heater sized per plan
- LED can lights per plan
- Ceiling fan included in all bedrooms & living room
- Decorative lights included at entry, dining room, kitchen, and bathroom vanities- \$3,000 value
- 4 USB outlets included
- Fully sheetrocked attached garages
- Electric smoke detectors & integrated carbon monoxide detectors
- PEX plumbing systems

### EXTERIOR DESIGN

- Painted brick accents per plan
- Hardi board and batten siding per plan
- Upgraded Low-E vinyl insulated black windows
- Hardi porch ceilings to be painted
- Finished concrete porches
- Mahogany exterior door- 2/3rds lite with iron grille and clear glass
- Fiberglass Full-Lite Double Doors at Living Room
- 30-year Black shingle roof
- 3 exterior hose bibs
- Concrete parking pad

### SITE FEATURES

- 1.5 Acres
- Well, septic, and a 500-gallon buried propane tank included

### FOUNDATION & WARRANTY

- Structurally engineered foundation and frame
- 10 Year foundation and structural warranty
- 1 Year builder warranty, 2 Year mechanical warranty
- Third party inspection at foundation, frame, and final stages