



# BUILDING SPEC SHEET

## 726 Yellowstone River Road

### **CONSTRUCTION FEATURES:**

- \* Fully engineered slab
- \* Exterior above grade walls constructed with 2"x4" studs that offer 16" center
- \* Interior walls constructed with 2"x4" studs that offer 16" center
- \* Exterior wall sheathing of 1/2" OSB and "Tyvek" wrap
- \* Roof rafter constructed with 2"x6" studs that offer 16" center

### **EXTERIOR:**

- \* Brick front with Hardi siding
- \* Vinyl Low-e solar cooling windows with tilt sash
- \* 25 year asphalt shingles
- \* Premium low-e steel front door with 3/4 oval lite
- \* Premium steel full lite back door with integrated blinds
- \* Satin Nickel locks with dead-bolt on all exterior door
- \* Fully sodded front and back yard

### **INTERIOR:**

- \* Upgraded style interior passage doors
- \* Satin nickel/chrome finished hardware throughout
- \* Ceiling fans with light in all bedrooms, study and living area
- \* Neutral carpeting in all bedrooms (upgrade available)
- \* Vinyl plank "wood look" in living, study, kitchen and baths (upgrade available)
- \* Round interior drywall corners
- \* Garage fully finished with drywall, tape/float/texture and paint
- \* Garage wired for electric door opener
- \* 9' ceilings throughout

### **KITCHEN FEATURES:**

- \* Custom built on site upper and lower cabinets
- \* Granite countertops
- \* Double deep bowl stainless steel sink with quality Moen faucet
- \* Electric range with heavy duty receptacle
- \* Dedicated electrical outlet for refrigerator and plumbed for water/ice
- \* Dedicated electrical outlet for microwave
- \* Dishwasher
- \* Garbage disposal
- \* Over the range microwave

### **BATHROOM FIXTURES AND PLUMBING:**

- \* Standard white bathroom fixtures
- \* Quality Moen faucets and valves
- \* Privacy locks on bathroom
- \* Framed vanity mirrors
- \* Pressure balanced Moen tub and shower faucet
- \* Tile tub and shower surround
- \* Exhaust fans in all bathrooms

### **INSULATION FEATURES:**

- \* Exterior walls of living area insulated with R13 fiberglass with 3.5" thickness
- \* Ceilings in living area insulated with R30 fiberglass with 10.75" thickness
- \* Other areas insulated with R19 fiberglass with 5.5" thickness
- \* All doors and windows sealed

### **HEATING AND COOLING SYSTEM:**

- \* Energy efficient 2.5 ton 14 Seer heat pump with TXV

### **ELECTRICAL SYSTEM:**

- \* Circuit breaker panel with 200 amp service
- \* Quality lighting fixtures
- \* Door chime

### **OTHER FEATURES:**

- \* 40 gallon electric water heater
- \* Washer/ electric dryer hook-ups
- \* Drip emitter septic system