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Tanner Trails P. 630-907-9750 F. 630-907-9751

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## STANDARD FEATURES - 1<sup>ST</sup> FLOOR MASTERS & RANCH PLANS

BLACKBERRY WOODS Estates & HEARTLAND CIRCLE in YORKVILLE

TANNER TRAILS – NORTH AURORA; AUTUMN GATE, GATES CREEK WEST - OSWEGO

### Interior Features

- 9' ceilings on first floor
- Full basement – no crawl
- 2 car garage, insulated, dry walled & taped
- Vaulted ceiling in family room
- All painted trim with six-panel painted doors
- Large walk-in closet in master bedroom
- Custom oak railings with open stairs to basement & with stairs carpeted (per plan)
- Wood returns around all windows with casing
- Smoke/Carbon Monoxide detectors to code
- Pre-wired for 2 phone and 2 TV jacks
- Ceramic tile floors in master bath & hall bath
- Ceramic tile in laundry room
- Hardwood in foyer, kitchen & dinette
- Fan boxes in all bedrooms & family room
- Arched openings in dining room
- Quality carpet with upgraded 7/16" pad
- Sea Gull decorator light fixtures
- Satin nickel Schlage door handles & hinges
- Drywall screwed and glued

### Bath

- 60" x 36" Soaker tub in master bath (per plan)
- 5' Shower/tub surround in hall bath
- Moen faucets in all bath rooms with Posi temp shower faucets
- Vanity cabinets with cultured marble tops
- Double bowl sink in master bath

### Kitchen

- Quality cabinets with 36" uppers and crown
- GRANITE COUNTER TOPS IN KITCHEN
- Stainless steel sink & garbage disposal
- Kenmore appliances : 30' gas self continuous cleaning oven/range with microwave & dishwasher
- Ice Line to refrigerator

### Exterior Features

- 30-year architectural series shingles
- High Quality vinyl siding
- Aluminum soffit, fascia and gutters
- Two frost proof hose bibs and GFI outlets
- Asphalt driveway with concrete service walk and stoop
- Vinyl single hung windows w/low E and screen
- Windows on front of house to have grills in air space
- Smooth star front door with sidelights & door chimes
- 8' tall, 24 GA raised panel insulated garage doors with outlets for garage door openers
- Sod front yard, seed in side & rear yard
- Concrete public walk
- Deadbolts on exterior doors, front & back

### Quality Construction Features

- 200 amp electric service
- 90% + high efficiency furnace
- Humidifier
- DOW STYROFOAM WEATHERMATE HOUSE WRAP
- Cellulose insulation ( mildew resistant, fire retardant, insect resistant , reduces sound & increases R – value ) Ceiling insulation R-38 - walls R - 18 composite wall
- Central air conditioning - 13 seer
- Bradford White 40 gallon power vented water heater
- Deluxe programmable thermostat
- All sill plates and holes through wall plates are sealed with fire retardant foam which helps to prevent air leakage
- Passive radon mitigation with a sealed sump pit
- Custom stick built roofs – no trusses – California corners, allows insulation in corners

### For Your Peace of Mind

Our Customer Care Program includes a Pre-Construction meeting and a Pre-Drywall meeting.

*We will customize any feature.*

*We reserve the right to change features with out notice. 9/01/09*

