



MODERN HAVEN HOMES
DREAM. DESIGN. BUILD.

Estates of Montefiori

Included Features



= Eco-Friendly Feature

Energy Savings

- 13 Seer Air Conditioning
- 90% Efficient Furnaces
- Energy Efficient Exterior Entry Doors
- High Efficiency Hot Water Heater (Direct Vent)
- Tyvek House Wrap Moisture Barrier
- Digital Programmable Thermostat
- Pella Encompass Moisture Free Vinyl Single Hung White Windows (White Only) with Drywall Return & Painted Window Sill
- NU Wool Cellulose Insulation
 - R-38 Attic Insulation
 - R-21 Insulation in 2x6 Exterior Walls
 - R-10 Insulation in Basement
- HERS Energy Rating Home 

Built With Quality

- 200 AMP Electrical Service
- 3/4" Tongue & Groove Sub-flooring (Glued & Screwed)
- All Drywall Glued & Screwed
- Basement Foundation Water-Proofed for Moisture Control
- Electric Ground Fault Circuits (Per Plan)
- Brick Homes with 50% Masonry Facade on all Four Sides (Per ... Plan)
- James Hardie Siding
- Maintenance Free Aluminum Soffit & Fascia
- Maintenance Free Aluminum Gutters & Downspouts
- Conduit Electric Throughout
- Copper Plumbing Water Supply Pipes Throughout
- Water Shut Off Valve at Each Plumbing Fixture
- Water Resistant Sill Plates & Sill Sealer
- Basement Sump Pump
- Partial Basement
- Footing Drain Tile at Foundation Perimeter

Exterior

- 2 Frost-Proof Water Spigots
- Sod Front & Sides,
- Blanket Seed in Rear
- Concrete Service Walk from Driveway to Front Door
- Sewer & Water Connections to City Services
- Top Soil / Black Dirt Rough Grade for Landscaping
- 2 Parkway Trees
- 2.5 Car Garage
- Concrete Driveway
- GFI Outlets Front & Rear

Details That Matter

- 9' First Floor Ceilings
- Half Walls with Wood Caps at Staircase
- Smoke & Carbon Monoxide Detectors Per Code
- Gray Box with Hot/Cold Lines for Washer & Dryer Hookups
- Lights & Ventilated Shelving in all Closets
- Painted Six-Panel Colonial Doors & Trim
- Whole House Lighting Package
- Walls & Ceilings Primed & Finish Coated
- Luxury Vinyl Plank in Foyer, Kitchen/Breakfast, & Powder Room
- Ceramic Tile in All Bathrooms
- Wall to Wall Carpeting & Padding
- 3 1/4" Painted Base & 2 1/4" Painted Door Casing
- Doorbell with Chime
- 2.5 Car Garage with Non-Insulated Door

Well Stocked Kitchen

- 36" Birch Cabinets
- All Plumbing Fixtures & Faucets by Kohler
- Double Bowl Stainless Sink
- Granite Countertops
- Whirlpool Stainless Steel Microwave, Gas Range, & Dishwasher

Nicely Appointed Baths

- Kohler Plumbing Fixtures
- Granite Tops in All Upstairs Bathrooms
- Vanity Sinks with Chrome Faucets
- Master Bath Shower & Soaker Tub (Per Plan)
- Ceramic Tile on Floors & Showers
- Double Bowl Vanity in Master Bath
- Single Bowl Vanity in Hall Bath
- Pedestal Sink in Powder Room

For Your Piece of Mind

- 1-Year Builder Limited Warranty
- 2-Year Mechanical Systems Warranty
- 10-Year Major Structural Warranty
- 10-Year Basement Waterproof Warranty

Plans, prices & specifications subject to change without notice. All dimensions and square footages are approximate. See New Home Specialist for more details.

www.modernhavenhomes.com

