

Park Grove

SARATOGA

Custom Home Included Features

PREMIUM QUALITY CONSTRUCTION

- 2x6 Exterior Wall Construction on Heated Areas
- 1/2" OSB Waferboard Sheathing on Walls and Roof
- Air Infiltration Reducing House Wrap on Heated Areas
- Attached Garage Taped and Painted, per plan
- R-19 (6" Batts) Wall and R-38 (12" Batts) Ceiling Insulation
- Perimeter Foundation Drainage System
- Full Basement w/9' Exterior Walls (Framed to Floor, Insulated and sheetrocked)
- 3/4" Adventech Board Subfloor Glued and Screwed
- 3,000 PSI Basement & 4,000PSI Garage & Exterior Concrete Floors

LASTING EXTERIORS

- Professional Landscaping Allowance of \$15,000 (\$7,500 for narrow lots) to include Lawn Seeding (Using Hydroseed Method). Asphalt Paved Driveway (One Foot Wider than Garage Door(s) on Both Sides. Color Coordinated 48' wide Concrete Paver Walk to Front Entry
- (Park lots and Carriage lots - Cedar Shingles) 30-Year Architectural Style Roof Shingles - Narrow Lots only
- Beveled Cedar Siding with Rough Side Exposed
- Pella Proline White Clad Windows with "Low E" or Glazing & Grids, double hung
- Two Color Scheme (Siding and Trim)
- Brick or stone Facing as per plan
- Wood Insulated Front Entry Door and Steel Garage Service Door - (\$5,000 for carriage & park lots) (\$2,500 allowance for Narrow lots)
- Lamp Post Installation with Convenient Automatic Activation
- Hose Faucet Connections Front and Rear (Frost Free)

TIMELESS INTERIORS

- 9' First Floor Ceilings
- Hardwood Floors in Dining Room, Foyer, Lower Hall, Study, Kitchen/Breakfast - pre-finished
- Oak Stair Railings (Over the Post Style), Balusters and Treads
- Crown Molding and Chair Rail in Dining Room
- Fireplace - Zero Clearance per Plan -- Interior Face and Hearth, Full Mantel and Marble Surround (Painted)
- Six Panel Solid Core Masonite Interior Doors (Finished with Semi-Gloss)
- \$30/sq. yd. for Carriage & Park Lots. \$22/sq. yd. for narrow lots. Carpet, Pad and Install Allowance
- Smooth Finish Ceilings and Walls (2 Paint Coats Bright White with Light Sanding Between)
- Semi-Gloss Trim/Paint
- Lighting Allowance Plus 12 Recessed Lights
- Closet Maid Shelving
- Window Trim Picture Framed Top and Sides with Bottom Apron
- 3-1/2" Colonial Door and Window Casing with 7-1/4" Colonial Baseboard
- Base Shoe Molding in All Tiled and Hardwood Areas



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LUXURIOUS BATHS

- Master Bath with Custom Tiled Shower and Vanity with 2 Sinks, per plan
- Ceramic Tiled Floors (\$6.00/sq. ft. Tile Allowance), per plan
- Shower Door in Master (Chrome/Obscure), per plan
- Kohler Bathroom Faucets and Fixtures
- Kohler Tub and Shower Faucets
- Granite Vanity Tops/Custom 4" Backsplash
- Decorative Mirror Over Vanities (42" Height)
- Chrome Bath Accessories

GOURMET STYLE KITCHENS

- Custom Hand Crafted Raised Panel Hardwood (Including Cherry) or White Enamel Kitchen Cabinets, Back-beveled for Easy Opening- soft close hinges, on Custom Homes, Including Vanities.
- Crown Molding on Top of Kitchen Cabinets
- Granite Countertops/Custom Built with 4" Backsplash

RELIABLE SYSTEMS

- Amana Diamond (94%-96% AFUE) Direct Vent Furnace (Gas Forced Hot Air) w/ Zoned Programmable Thermostat
- Amana Central Air Conditioning Sized Per Plan
- High Efficiency Direct Vent Gas Hot Water Heater
- E • Minimum 200 AMP Underground Electrical Service
- Garage Door Allowance \$3,000. Wiring for Garage Door Opener and Low Voltage Wiring for Safety Device
- Washer, Dryer and Dryer Vent Connections Provided

All allowances to include material, labor and applicable taxes.

Based on a commitment to constant improvement, Bella Home Builders reserves the right to substitute materials of equal or greater quality. All information is deemed reliable but not guaranteed. 1/16

