



The Aliceanna

Included Features

Structural

- Poured Wall Foundation
- 2" x 6" Framed Exterior Walls 16" On Center
- Engineered Roof Truss & Floor Systems
- Steel Beam Supports
- Insulated Headers
- 7/16" Exterior Sheathing & Tyvek House Wrap
- Entire Home Sprinkler System

Curbside

- Asphalt Driveways
- 3-Car Side Loading Garage
- Professionally Designed Landscaping with Hydroseed Lawns
- Concrete Lead Walks

Mechanical

- 14 SEER 5.0 Ton Heat Pump With Dual Zone Technology
- (2) Digital Programmable Thermostats
- 200 AMP Electric Service Supplied Via Copper Wiring
- (2) 55-Gallon Electric Water Heaters -or- (1) 75-Gallon Gas Water Heater (Site Dependent)
- Smoke & Carbon Monoxide Detectors Throughout
- 3" PVC Passive Radon Remediation Line To Vent Through Roof
- Sump Pump In Basement With Built In Interior & Exterior Drain Tile
- Rough-In For Full Size Washer And Dryer

Energy Efficiency

- 2015 IRC Code Compliant
- R49 Overhead & Attic Blown-In Insulation
- R21 Exterior Wall Fiberglass Batt Insulation
- R11 Foundation Insulation Including Vapor Barrier
- Dual Pane, Single Hung Low-E Argon Gas Filled Vinyl Windows
- Building Envelope Tested Via Blower Door Test With Air Leakage Rate Not To Exceed 3 Air Changes Per Hour (Verified By Third Party Energy Rater)

Exterior

- 30 Year Architectural Asphalt Shingles
- Vinyl Siding With RigidForm Technology
- Accent Shutters
- Stone Veneer or Brick Water Table
- Architectural Columns
- Motorized Garage Door With (2) Transmitters
- (2) Frost Free Hose Bibs
- (2) 110 Volt GFCI Protected Outlets
- Garage & Exterior Door Lighting Fixtures
- Seamless Gutters & Downspouts
- Triple French Doors Off Rear

Kitchen

- Single -or- Double Bowl Under Mount Stainless Steel Kitchen Sink With Garbage Disposal
- Stainless Steel Kitchen Appliances

Interior

- 9' Ceilings On First & Second Floor
- 2 Story Family Room
- Gas Fireplace
- Solid Oak Handrails
- Solid Oak Stair Treads Stained To Match
- Hardwood On Entire First Floor
- Wall-To-Wall Carpeting in Bedrooms 2nd Level
- Upgraded Ceramic Tile In All Bathrooms (Floor & Wall)
- Master Bathroom & In-Law Suite Ceramic Tile Shower Base
- Ample Recessed Lighting Throughout 1st & 2nd Floors
- Ventilated White Closet Shelving
- Secret Personal Vault Off "Her" Closet In Master

Warranties

- 1 Year Builder's Warranty
- Pre-Drywall Walk Through
- Pre-Settlement Orientation And Punch-Out
- Warranty Service Inspection & Punch-Out At 11 Months Post Settlement To Include Drywall Settlement
- 2/10 3rd Party Warranty Provided By PWSC Warranty



MHBR #7632

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1st Floor Plan



2nd Floor Plan



Optional Finished Basement

