

# James Engle

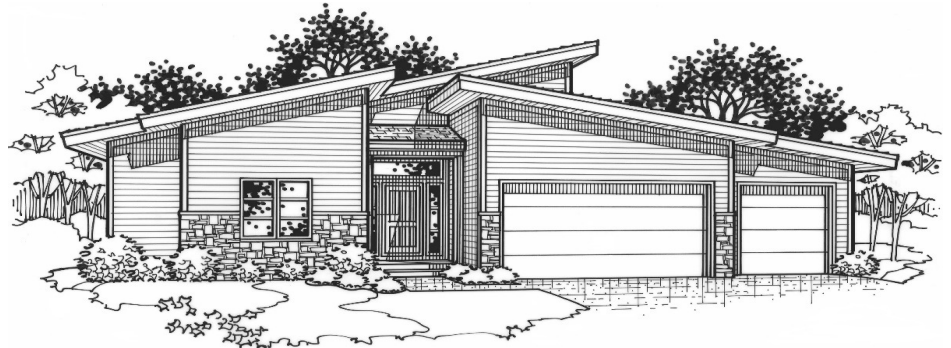
CUSTOM HOMES, LLC

## The Madeira

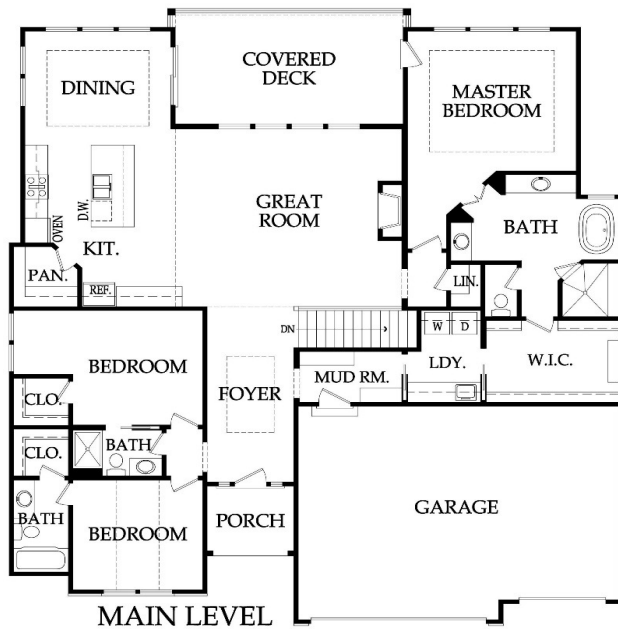
Ranch, 3 Bedrooms, 3 Baths, 2250+/- square feet  
\$370,000 + Lot



Farmhouse Elevation



Modern Elevation



Hampton Elevation

Pricing, square footage, renderings, etc are deemed reliable but not guaranteed, and are subject to change without notice. City/subdivision requirements may affect pricing. Consult Builder for details.

[www.JamesEngle.com](http://www.JamesEngle.com) (866) 782-2220

# James Engle

CUSTOM HOMES, LLC

## The Madeira

### STANDARD FEATURES

#### APPLIANCES

Stainless steel appliance package allowance - dishwasher, wall oven, microwave, and gas cooktop with hood vented to the exterior  
Ice maker water line at opening for Kitchen refrigerator

#### CABINETS AND COUNTER TOPS

Level 1 granite/quartz Kitchen tops with std edge & undermount SS sink  
Stained custom Kitchen cabinets, raised end panels, hidden hinges, oversized crown & std hardware  
Synthetic granite bathroom vanity tops  
7/8 extension soft-close drawer guide: Kitchen & MBA; full ext Kit trash rollout  
1 upper & 1 lower enameled cabinet with laminate top at Laundry Room

#### ELECTRICAL AND LOW VOLTAGE

200 AMP service panel with breakers  
LED bulbs in all can lights and keyless fixtures  
Pre-wiring for basic security system and for 4-zone whole house audio system  
Pre-wiring for 5 media outlets and 1 phone outlet  
Pre-wiring & switch for ceiling fans in secondary Bedrooms  
Ceiling fan installation included at Great Rm, Master BR (fans selected in lighting allowance)  
Weather proof exterior outlets at exterior doors (excludes door into house from garage)

#### FLOORING AND TILE

Ceramic tile floors in Master Bath, Laundry and secondary Baths  
Ceramic tile Kitchen backsplash  
Ceramic tile walls and floor in Master shower; ceramic tile walls in (2) main level Bath showers  
Choice of standard hardwood floors: 2 1/4" red/white site finished oak or 8 pre-finished options  
Hardwood floors in Foyer, Kitchen, Dining, Great Room and Mud Room  
Upgraded standard carpet allowance and 6# pad

#### HEATING AND AIR CONDITIONING

One 18 SEER A/C, one iComfort wifi thermostat & one 96% eff. single stage gas furnace  
One humidifier

#### INSULATION, GARAGE DOORS AND OPENERS

Energy saving air seal foam & caulk package  
R-15 blown-in wall insulation & R-49 attic insulation (excluding Garage & vaults)  
Tyvek Home Wrap at LP Smart panel siding; Zip System at lap/shake/stucco/stone/brick elevations  
Steel insulated garage doors (16'x8' and 8'x8')  
2 Liftmaster Premium Series #8365-267 1/2hp chain drive openers, 3 remotes & 1 exterior keypad

#### PLANS

21 x 12 concrete patio  
3/4 Bath and wet bar stub in basement for future finish  
30 year asphalt shingles, "Weathered Wood" in color with ice & water shield  
Approx. 9' foundation walls (not ceiling height) and 9' ceilings on main level  
Front elevations with LP lap siding, LP smartside shake shingles, stucco & stone accents (per plan)  
LP® SmartSide® Trim & Siding

*Pricing, square footage, renderings, etc are deemed reliable but not guaranteed, and are subject to change without notice. City/subdivision requirements may affect pricing. Consult Builder for details.*

#### PLUMBING AND FIXTURES

50 gallon gas water heater  
Oil rubbed bronze or stainless steel fixtures in Kitchen, MBA & secondary Baths  
2 shower heads in Master shower  
Jetted 42x72 tub at Master Bath with ceramic tile surround  
Drop-in laundry sink  
Garbage disposal with air ride switch in Kitchen  
Sump pump in basement  
Passive radon vent with 1 outlet in attic for future finish; 2 exterior hose bibs

#### FIREPLACE, TRIM AND MIRRORS

Direct vent fireplace at Great Room with floor-to-ceiling stone surround and flush hearth  
Boot bench in Mud Room  
Choice of oil rubbed bronze or brushed nickel door knobs and hinges  
Wrought iron spindles and square capped newel posts  
Heavy, frameless, swinging, clear glass Master shower door  
Trim wrapped mirrors at Master Bath vanities

#### "MI" BRAND WINDOWS & EXTERIOR DOORS, FRONT DOOR

White or tan vinyl windows, fixed or single hung with screens  
Argon gas filled windows with Low "E" glass  
Textured fiberglass 6'8" tall fiberglass front door with 2 direct-set clear glass sidelights

#### WARRANTY AND SERVICES

1 year James Engle Custom Homes provided warranty program  
24-hour emergency warranty service  
Quality assurance walk through occurs at 60 days and at 11 months after closing

#### SITE WORK

Landscaping Allowance of \$1,500, unless specified otherwise in C.U.P.  
Fully sodded lot with fescue sod, up to 12,000 sq. ft., unless specified otherwise in C.U.P.  
Up to 42' of 3 to 2-1/2 car wide driveway inclusive of the city approach  
Site Cost coverage – up to \$7,500 (see JECH Addendum)

#### JAMES ENGLE CUSTOM HOMES ADVANTAGE PROGRAM

HVAC ductwork professionally cleaned by a third party at closing  
Minimum of six on-site meetings with builder and homeowner  
Personal online access - download/print plot plan, floor plans, sign change orders & track costs  
Plumbing drain lines professionally inspected/cleared at closing  
Oversized 39 gallon sump pit with potential to seal in conjunction with optional radon mitigation  
Quality assurance 600-item check list reviewed with homeowner prior to closing  
Written Home Owner Manual outlining the building process, home maintenance & much more  
In-house architect customization of James Engle Custom Homes' designs at no additional charge  
Personalize your home when you meet with our Designer to make many of your décor selections