



417-544-0850  
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## Pebblebrooke Slab

3 Bedroom, 2 Bathroom, 2-car garage, 2031 square feet

INTERIOR FEATURES	GUEST BATH
<ul style="list-style-type: none"> <li>*Vaulted ceiling with 4/12 pitch in GR</li> <li>*Ceiling fan in GR</li> <li>*Pan ceiling in MBD</li> <li>*Ceiling fan in MBD</li> <li>*Carpet with 7/16" rebond padding in bedrooms, stairs &amp; GR</li> <li>*Central air conditioning (14 Seer)</li> <li>*Electric forced-air heat pump</li> <li>*Textured drywall on all interior walls &amp; ceilings</li> <li>*Painted interior doors and trim</li> <li>*Smoke detectors in all bedrooms &amp; hallways</li> <li>*Ventilated wire shelving in closets</li> <li>*12' ceiling in DIN, 9' in Foyer</li> <li>*Arched openings in DIN, GR &amp; Foyer</li> <li>*Walk-in closet in MBD, BD2, &amp; BD3</li> <li>*Trimmed out windows</li> <li>*Coat closet</li> <li>*Linen closet</li> </ul>	<ul style="list-style-type: none"> <li>*Quality builder-grade cabinets</li> <li>*Cultured-marble vanity top</li> <li>*Chrome bath faucet and shower trim</li> <li>*Double-bowl vanity</li> <li>*Vinyl flooring</li> <li>*1-piece tub/shower insert</li> <li>*Framed mirror over vanity</li> <li>*Exhaust fan</li> <li>*Chrome towel bar, towel ring &amp; toilet paper holder</li> </ul>
KITCHEN & DINING	MASTER BATH
<ul style="list-style-type: none"> <li>*Quality builder-grade cabinets</li> <li>*Post-form laminate countertops</li> <li>*Double-bowl stainless steel sink</li> <li>*Brushed-nickel faucet</li> <li>*Garbage disposal</li> <li>*Breakfast bar</li> <li>*Vinyl flooring</li> <li>*Pantry</li> <li>*Electric stove</li> <li>*Dishwasher</li> <li>*Microwave</li> </ul>	<ul style="list-style-type: none"> <li>*Quality builder-grade cabinets</li> <li>*Cultured-marble vanity top</li> <li>*Chrome bath faucet and shower trim</li> <li>*Double-bowl vanity</li> <li>*Vinyl flooring</li> <li>*1-piece shower insert</li> <li>*Jetted tub with tile backsplash</li> <li>*Framed mirror over vanity</li> <li>*Exhaust fan</li> <li>*Chrome towel bar, towel ring &amp; toilet paper holder</li> </ul>
SPECIAL FEATURES INCLUDE	EXTERIOR FEATURES
<ul style="list-style-type: none"> <li>*12-month builder's warranty</li> <li>*Laundry room with washer and dryer hookups</li> <li>*50-gallon water heater</li> <li>*Prewired for telephones</li> <li>*Prewired for TV</li> <li>*Pre-treated for termites</li> <li>*Exterior walls are 2" x 6" wood studs 16" O.C.</li> <li>*1/2" drywall screwed &amp; nailed</li> <li>*GFI protected outlets where needed</li> <li>*Arc-fault breakers where needed</li> <li>*16' x 7' Overhead garage door</li> <li>*Garage door opener</li> <li>*1/2" &amp; 5/8" drywall screwed &amp; nailed in garage</li> <li>*8" x 16" footings with 12" turned down slab</li> <li>*2 freeze-proof exterior hose bibs</li> </ul>	<ul style="list-style-type: none"> <li>*Vinyl siding &amp; enclosed aluminum soffit &amp; fascia</li> <li>*Seamless aluminum gutters &amp; downspouts</li> <li>*30-year architectural shingles over felt paper</li> <li>*Covered front porch</li> <li>*Weather protected electrical outlet at exterior doors</li> <li>*Insulated fiberglass exterior doors</li> <li>*Vinyl shutters on front windows</li> <li>*Full-view sidelites at front door</li> <li>*White capped jambs on exterior doors</li> <li>*8/12 roof pitch</li> <li>*12" overhang on eaves &amp; rakes</li> <li>*Dead-bolts on exterior doors</li> <li>*Hinges match door knobs</li> <li>*Round door knobs</li> </ul>
SPECIAL ENERGY SAVINGS FEATURES	SPECIAL ENERGY SAVINGS FEATURES
	<ul style="list-style-type: none"> <li>*High-efficiency 14-seer heat pump furnace</li> <li>*Single-hung, double-pane insulated, vinyl windows w/screens</li> <li>*Double-pane insulated, full glass patio doors</li> <li>*R-49 insulation in attic</li> <li>*R-19 insulation in exterior walls</li> </ul>