



417-544-0850
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Edgewater F-Bsmt

5 Bedroom, 3.5 Bathroom, 2274 square feet

INTERIOR FEATURES
<ul style="list-style-type: none"> *Vaulted ceiling in GR & DIN *Ceiling fan in GR *Carpet with 7/16" rebond padding in bedrooms, stairs, & GR *Central air conditioning (14 Seer) *Electric forced-air heat pump *Textured drywall on all interior walls & ceilings *Painted interior doors and trim *Smoke detectors in all bedrooms & hallways *Ventilated wire shelving in closets *Walk-in closet in MBD *Trimmed out windows
KITCHEN & DINING
<ul style="list-style-type: none"> *Quality builder-grade cabinets *Post-form laminate countertops *Double-bowl stainless steel sink *Brushed-nickel faucet *Garbage disposal *Vinyl flooring *Pantry *Island with bar *Gas stove *Dishwasher *Microwave
SPECIAL FEATURES INCLUDE
<ul style="list-style-type: none"> *12-month builder's warranty *Laundry room with washer and dryer hookups main & lower *50-gallon water heater *Prewired for telephones *Prewired for TV *Pre-treated for termites *Exterior walls are 2" x 6" wood studs 16" O.C. *1/2" drywall screwed & nailed *GFI protected outlets where needed *Arc-fault breakers where needed *1/2" & 5/8" drywall screwed & nailed in garage *8" x 16" footings with 8" x 8" walls & 12" turned down slab *2 freeze-proof exterior hose bibs
SPECIAL ENERGY SAVINGS FEATURES
<ul style="list-style-type: none"> *High-efficiency 14-seer heat pump furnace *Single-hung, double-pane insulated vinyl windows w/screens *Double-pane insulated, sliding glass door *R-49 insulation in attic *R-19 insulation in exterior walls
EXTERIOR FEATURES
<ul style="list-style-type: none"> *Covered front porch *Dead-bolts on exterior doors *Hinges match door knobs *Round door knobs

GUEST BATH ONE
<ul style="list-style-type: none"> *Quality builder-grade cabinets *Cultured-marble vanity top *Chrome bath faucet and shower trim *Vinyl flooring *1-piece tub/shower insert *Framed mirror over vanity *Exhaust fan *Chrome towel bar, towel ring & toilet paper holder
GUEST BATH TWO
<ul style="list-style-type: none"> *Quality builder-grade cabinets *Cultured-marble vanity top *Chrome bath faucet and shower trim *Vinyl flooring *1-piece shower insert *Framed mirror over vanity *Exhaust fan *Chrome towel bar, towel ring & toilet paper holder
Half BATH
<ul style="list-style-type: none"> *Quality builder-grade cabinets *Cultured-marble vanity top *Vinyl flooring *Framed mirror over vanity *Exhaust fan *Chrome towel bar, towel ring & toilet paper holder *Linen closet
MASTER BATH
<ul style="list-style-type: none"> *Quality builder-grade cabinets *Cultured-marble vanity top *Chrome bath faucet and shower trim *Double bowl vanity *Vinyl flooring *1-piece shower insert *Framed mirror over vanity *Exhaust fan *Chrome towel bar, towel ring & toilet paper holder *Linen closet
EXTERIOR FEATURES
<ul style="list-style-type: none"> *Vinyl siding & enclosed aluminum soffit & fascia *Seamless aluminum gutters & downspouts *30-year architectural shingles over felt paper *Weather protected electrical outlet at exterior doors *Insulated fiberglass exterior door *Vinyl shutters on front windows *White capped jambs on exterior doors *8/12 roof pitch *12" overhang on eaves & rakes *Fixed dormer w/3 20/30 windows