



417-544-0850
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Sunrise Cove Duplex U1 & U2

3 Bedroom, 2.5 Bathroom, 1-Car garage, 1536 square feet per unit

U1 & U2 INTERIOR FEATURES

- *Carpet with 7/16" rebond padding in bedrooms, closets, stairs & LR
- *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
- *Coat closet
- *Trimmed out windows
- *Walk-in closet BD1

U1 & U2 KITCHEN & DINING

- *Quality builder-grade cabinets
- *Post-form laminate countertops
- *Double-bowl stainless steel sink
- *Brushed-nickel faucet
- *Garbage disposal
- *Vinyl flooring
- *Breakfast bar
- *Electric stove
- *Dishwasher
- *Microwave

U1 & U2 SPECIAL FEATURES INCLUDE

- *12-month builder's warranty
- *Laundry room with washer and dryer hookups
- *50-gallon water heater
- *Pre-wired for telephones
- *Pre-wired for TV
- *Pre-treated for termites
- *2" x 6" wood studs 16" O.C.
- *1/2" drywall screwed & nailed
- *GFI protected outlets where needed
- *Arc-fault breakers where needed
- *9' x 7' Overhead garage door
- *Garage door opener
- *1/2" & 5/8" drywall screwed & nailed in garage
- *8" x 16" footings with 8" x 8" walls and 12" turned down slab
- *2 freeze-proof exterior hose bibs

U1 & U2 GUEST BATH

- *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
- *Linen closet

U1 & U2 HALF BATH

- *Quality builder-grade cabinets
- *Cultured-marble vanity top
- *Chrome sink faucet
- *Vinyl flooring
- *Framed mirror over vanity
- *Chrome towel ring & toilet paper holder

U1 & U2 MASTER BATH

- *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
- *Linen closet

U1 & U2 EXTERIOR FEATURES

- *Vinyl siding & enclosed aluminum soffit & fascia
- *Seamless aluminum gutters & downspouts
- *30-year architectural shingles over felt paper
- *Covered front porch
- *Weather protected electrical outlet at exterior doors
- *Insulated fiberglass exterior doors
- *White capped jambs on exterior doors
- *6/12 roof pitch
- *12" overhang on eaves & rakes
- *Dead-bolts on exterior doors
- *Hinges match door knobs
- *Round door knobs

U1 & U2 SPECIAL ENERGY SAVINGS FEATURES

- *High efficiency 14-seer heat pump furnace
- *Single-hung, double-pane insulated vinyl windows w/screens
- *Double-pane insulated sliding-glass patio door
- *R-49 insulation in attic
- *R-19 insulation in exterior walls