

SPRUCE

3 bed , 2 bath

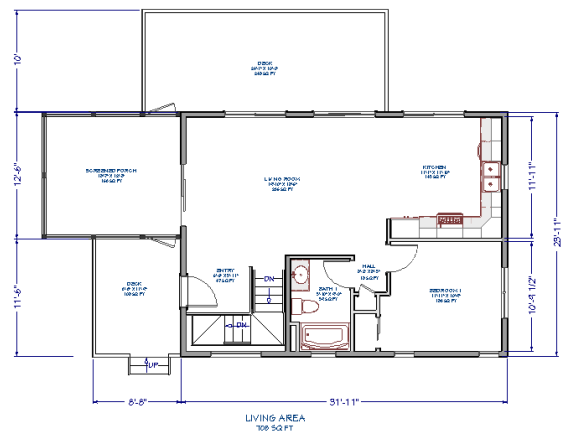
1488 sq ft



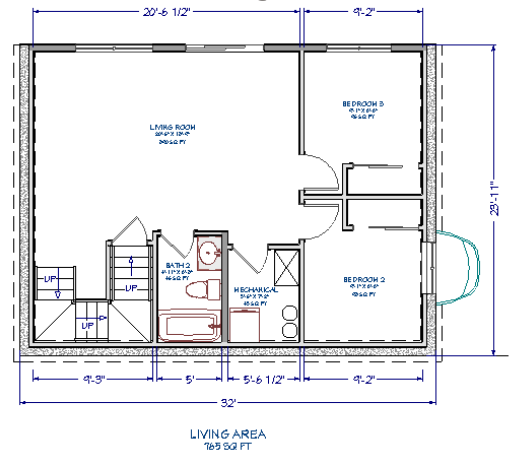
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Turn Key On Your Lot, Includes:
Well & Septic
Driveway & Clearing
Underground Power
Appliances & Fixtures
Landscaping

744 SQ FT



744 SQ FT



BASE FEATURES

GENERAL FEATURES:

- Foundation: Poured concrete foundation walls with insulated slab

SITE CONDITIONS/ SITEWORK:

- Excavation, clearing, driveway
- Well: 80' PVC Well and Pump system
- Septic: 3 bedroom conventional with soil test
- Landscaping: Topsoil, rake, seed and mulch

EXTERIOR FEATURES:

- Siding: Seamless steel B&B
- Soffit/ Fascia: Aluminum
- Gutters/ Downspouts: 5" K style w/leaf screens
- Roofing: Snaplock standing seam metal
- Insulation: R21 batt walls, R50 blown ceilings
- Entry Doors: Full view smooth steel, factory painted
- Windows: Marvin essential, drywall returns, wood sills
- Screen Porch: Brown treated w/brown treated posts, cedar 1X6 WP4 EM clear finish ceiling, standard screen
- Deck: Brown treated deck & railings

INTERIOR FEATURES:

- Stairs: knotty pine clear finish treads, knotty pine builders rail and spindles
- Trim: 155A & 239A Poplar - white finish
- Doors: Flat 3 panel - stained
- Ceilings: Drywall,
- Walls: Drywall
- Floors: LVP main floor, sealed concrete basement - natural grey

SPECIALTIES:

- Cabinets/ Vanities: Mid range cabinetry
- Countertops: Laminate (kitchen)
- Bath Countertops: Cultured one-piece w/ sink
- Shower Doors: none
- Closet Shelving: 1x Pine
- Box Beams: Solid rough sawn 6x6 pine (living/dining room)
- Fireplaces: Allowance for wood burning unit

APPLIANCES:

- \$8,000 allowance

PLUMBING:

- Showers: One piece tub/ shower combo
- Sinks: kitchen sink - allowance
- Toilets: simple white base unit
- Laundry/ Utility sink: none
- Water Heater: Gas power vent
- Decorative plumbing fixtures: allowance

HVAC:

- Forced air/heat with A/C

LIGHTING:

- Decorative Fixture Allowance \$3,500

UPGRADE OPTIONS

UPGRADES:

- BACKUP GENERATOR +\$13,800
- BUILT- IN BENCH/ CUBBIES +\$2900
- GRANITE COUNTERTOPS +\$2690
- TILE SHOWER +\$8900
- BASEMENT INFLOOR RADIANT HEAT +\$12,880
- GARAGE (24X24) +\$75,917 UNATTACHED



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