



8/31/2008

The Victory Trail – Turn-Key Custom Framed Home

General Description:

- 1 ½ - story home with 3 bedrooms and 2 baths on an unfinished basement.
- A finished basement option is available which would add a bedroom, a full bath, utility/mechanical room, and a family room for an additional 1008' heated sq. ft.
- 1st and 2nd floor Heated Square Footage – 1698'
Basement floor, Heated for finished option or unheated for unfinished – 1008'
Porches/Deck Square Footage – 897'
- Requires lot with a moderate building envelope.
- 9'+ ceilings in basement, 8'-6"+ ceilings on 1st floor, stud framed walls with many options of log siding, board and batten siding, or cedar shake siding. 8' stud wall height with vaulted ceilings on 2nd floor.
- 2nd floor walls to be stud framed with the same siding options as on the 1st floor. Some heavy timber framing can be used as accents.
- 400 series Andersen windows and patio doors with double insulated glass, Low E, in Forest Green, Sandtone, or Terratone exterior and a pine interior finish.
- Custom made oak cabinets in kitchen and baths. Solid surface countertops.
- Hardwood or ceramic tile floors in kitchen. Ceramic tile floors in baths, and hardwood floors on all other 1st and 2nd floor rooms.
- All ceilings to have 1x8 T/G.
- All interior partition walls to be a mixture of 1x8 T/G and drywall (60/40% mix.).
- Solid pine paneled interior doors.
- Non-vented gas fireplace with stone surround.
- A stucco exterior foundation finish.
- **Includes – Allowances for site excavation, driveway, walkway, appliances, well, and septic.**

Note: The topography and building site of an individual lot may affect certain allowances and costs reflected in the turn- key pricing.

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