



# GARDENIA

## PROPERTY DETAILS

**2,793**  
SQUARE FEET

**3**  
BEDROOMS

**2.1**  
BATHROOMS

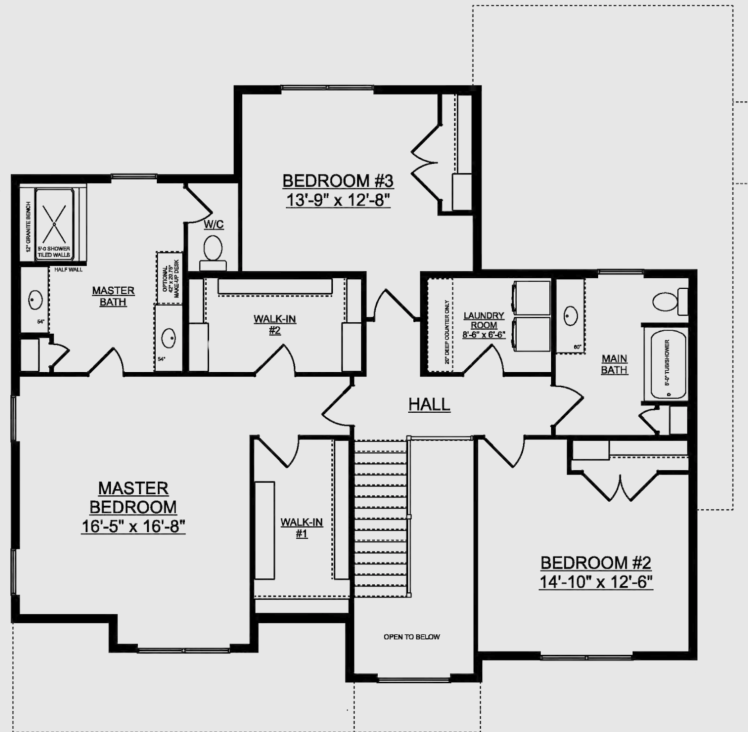
**2**  
CAR GARAGE

# GARDENIA FLOOR PLANS

## FIRST FLOOR



## SECOND FLOOR



## FEATURES

### CONSTRUCTION

- 5-year Limited Warranty
- 2" x 6" Exterior Wall Framing
- Engineered steel and/or laminate Supporting Beams
- 200 Amp Electrical System
- Pex Water Supplies & PVC Plumbing Drains
- Passive Radon Protection System
- Smoke & Carbon Monoxide Detectors
- Public Water, Sewer
- Propane Gas

### EXTERIOR

- Architectural Shingles with Scotchgard
- Low Maintenance Mastic Siding with Cedar Accents
- Koltech Fiberglass Entry Door
- Paver Walkways & Step to Front Entrance
- 12' x 16' Paver Patio
- Shrub & Mulch at Foundation
- Lawn Irrigation System
- Two Exterior Frost-Free Faucets, one in garage and one in rear

### INTERIOR

- 9' Ceilings on First Floor
- 8' Ceilings on Second Floor
- 4" Red Oak Hardwood in First Floor Primary Areas and Second Floor Hall
- One Ethernet wire outlet on each finished level
- Standalone Dehumidifier in Lower Level
- Whole House Surge Protection
- Gas Fireplace

**Note:** The features are subject to change without notice. Contact us for clarification and status of any features in the list above.

### BATHS

- Oversized Tiled Shower in Primary Bath
- Oversized Low Maintenance Shower/Tub Combination in Main Bath
- Gerber Maxwell Pedestal Sink in Powder Room
- Stone Counter Tops in Main and Primary Bath

### KITCHEN

- Large Center Island
- Custom Cabinetry
- Stainless steel, Single Bowl Sink
- Stone Countertops

### ENERGY EFFICIENCY

- Koltech Double-Hung Energy Star Windows Low-E Windows
- R-49 Fiberglass Insulation in Ceilings
- R-21 Fiberglass Insulation in Exterior Walls
- R-19 Fiberglass Insulation in Garage Walls
- R-11 Noise and Vibration Barrier for Laundry Room & Bathroom Walls
- R-10 Styrofoam Sheet Insulation in Basement Walls
- Heil 96+% Efficiency Warm Air Combined with Central A/C Furnace
- 2 Stage Condenser Heil 16 SEER High Efficiency Central Air Conditioning
- Programmable Thermostats in Each Zone
- 98% Navien Tankless Water Heater with Circulator Loop

