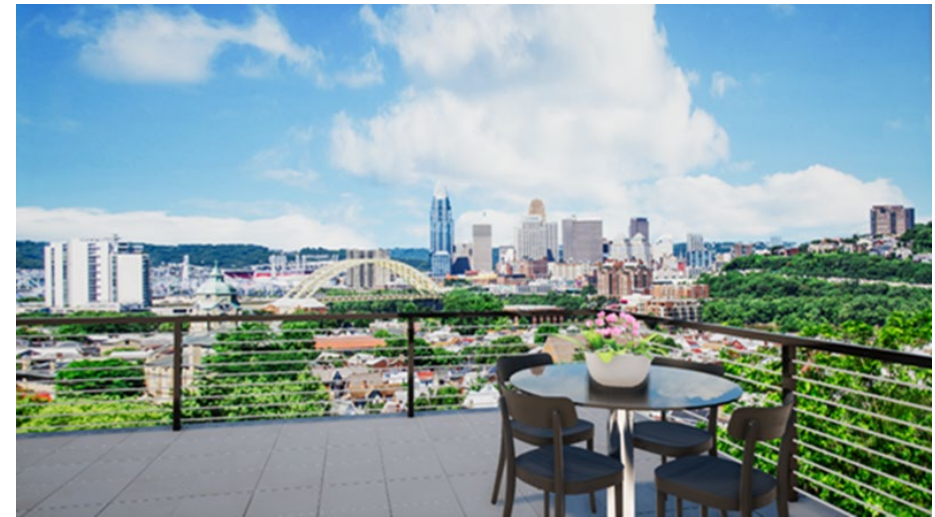


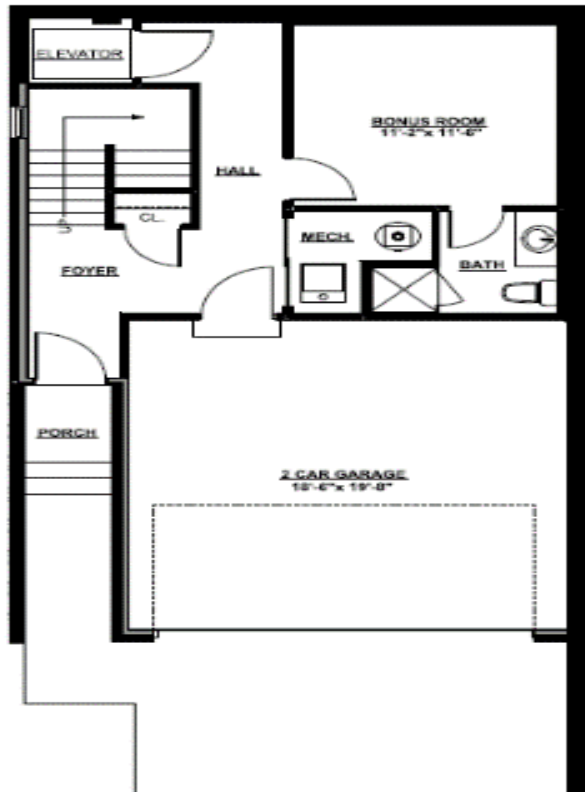
1013 O'Fallon Ave (lot 15)

\$525,000

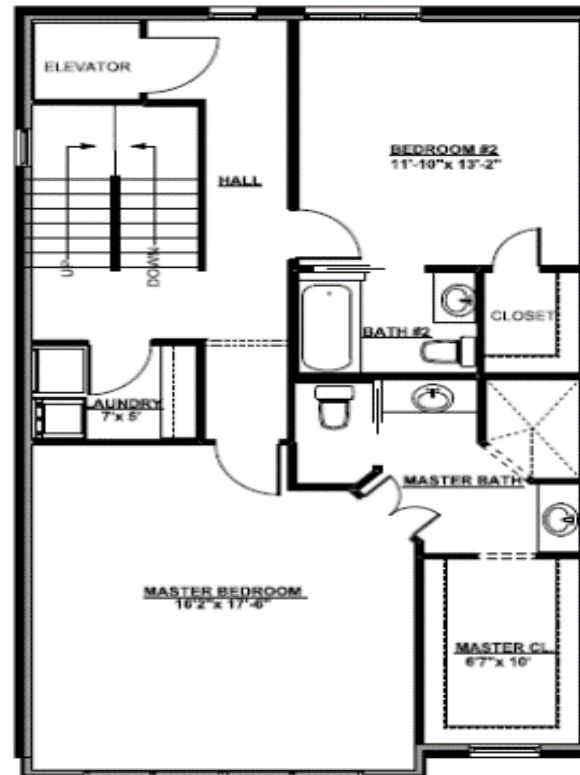
- 2416 finished sq ft
- 3 bedrooms
- 3.5 baths
- 7'x16' cantilevered composite deck on front of home
- 14' 6" tapered ceiling on 3rd floor
- Brick home with James Hardie siding accents and trim
- Optional three stop elevator (roughed in)

***Under construction
(available this June)***





First Floor



Second Floor



Third Floor

1013 O'Fallon Ave (lot 15)

Features / Specifications



Exterior

- Pella 450 clad casement windows and patio doors
- Thermatru fiberglass front door with Schlage hardware
- Clopay 2" Modern Steel insulated garage door
- Brick exterior with James Hardie siding and trim
- Composite decking with cable rail on 3rd floor deck
- Professional landscaping design and installation

Mechanical and Electrical

- Rheem Performance 50-gallon direct vent gas hot water heater.
- HVAC and venting
 - Bryant 14 SEER air conditioner
 - Bryant 80k BTU / 92% efficient furnace
 - Outside venting of bathroom fans, laundry and
- 200 amp electric service with circuit for future elevator
- RG6 cable to family room and each bedroom for future TVs

Interior finishes and features

- Cabinets / vanities with soft close doors / drawers.
- Quartz and granite counters in all kitchens and baths with undermount sinks
- Stainless steel Samsung appliances
- Organized Living closet system in Master bed and Pantry
- 5.25" baseboard and 3" window and door casing (painted).
- Sherwin Williams paint on all walls, ceilings and trim.
- Stained railings with stainless steel insert.
- Stained oak stairs with painted poplar risers and stringers (all levels).
- Heat & Glo 42" modern gas fireplace
- Hardwood flooring in family room, dining and bonus room. Carpet in all bedrooms.
- Tile in all bathrooms, master shower floor / walls and bath tub walls to ceiling.
- Basco custom glass shower door in master bath.
- Schlage interior and exterior door hardware

Quality Construction

Building envelope

- 3/4" tongue & groove LP TopNotch 250 subflooring. Water resistant subfloor that provides a stiffer, stronger, and flatter floor to install flooring
- James Hardie Cement Fiberboard siding with a 30-year warranty.
- Brick with "Flash & Seal" or 6 mil polyethylene used to waterproof the wood framing in contact to the foundation.

Roofing and gutters

- Sloped roofs - Certainteed Landmark shingles with limited lifetime warranty against manufacturer's defects and 15-year 110 mph wind-resistance warranty
- 6" continuous aluminum gutters with 4" aluminum downspouts directly connected to the city's storm system (not discharged around the home)

Foundation

- 30-year waterproofing system on all exterior basement walls
- Minimum 10" x 24" concrete footers with 10" concrete walls. Continuous vertical and horizontal rebar. Creates a stronger foundation than what is required by code.
- Drain tile on inside and outside of foundation walls connected to the development's storm water system
- Approximately (6) cubic feet of 1" wash gravel per lineal foot of foundation wall surrounding the 4" drain tile to allow for penetrating ground water to transfer and be discharged away from the foundation walls.

Tile floors and walls

- Schluter Kerdi system in showers. Provides waterproof shower system with straight internal and external corners.
- Schluter Ditra system on floors. Provides uncoupling (protection against cracking in tile) and waterproofing.