

Commodore Richland



Lot Model as
Shown
\$83,900



2,077 Square Feet
28x76
4 Bedroom/2 Bath
Model GF564



Extra Options Added in Model Shown:

#1 Perimeter Heat	\$250	#13 1-Carbon Monoxide Detector	\$45
#2 Gas Furnace M1BB086ABW	\$210	#14 1-Light Stem Brushed Nickel	\$65
#3 50 Gal Hot Water Tank w/Pan	\$140	#15 1-Flush Dormer-18'8" for 3/12	\$345
#4 In House Main Shut Off Valve	\$50	#16 GE Black Appliance Package #16	\$1,445
#5 Storm Door Shipped Loose	\$225	#17 Vinyl Flooring IPO Carpet in Both Baths	\$110
#6 Extra Exterior Faucet	\$35	#18 Kitchen Sink Corstone 33x22x9	\$75
#7 Sliding Glass Door w/Blind IPO 2 Window	\$530	#19 1/2 Stacked Stone Fireplace w/Blower	\$1,245
#8 2-16x32 Skylights	\$320	#20 Raised Hearth at Fireplace	\$100
#9 2-18x48 Skylights	\$320	#21 MO94A Medicine Cabinet Master Bath	\$100
#10 7'6" Exterior Sidewalls	\$545	#22 MO94A Medicine Cabinet Bath #2	\$70
#11 7-Recessed Lights w/Eyeball Trim	\$315	#23 54" Shower in place of 36"	\$55
#12 2-Phone TV Jacks	\$60	#24 2-TV Jacks	\$60

Options Total: \$6,715

Base Price

\$77,185

Available only at:



3752 East Main St Fredonia, NY 14063

716-673-1366 F 716-672-5615

www.owlhomeswny.com

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Standard Features:

Cathedral Ceilings Throughout
 Stipple Ceilings Throughout
 7' Sidewall Height
 Textured Saxony Carpet
 Rebond Carpet Pad
 Tackstrip Carpet Installed
 Foyer Entry with Vinyl Flooring
 No-Wax Vinyl Floor Coverings by Congoleum
 Vinyl Wall Coverings on Gypsum
 3-Arm Brushed Nickel Dining Room Light
 Scavo Nook Light
 Glass Light Shades Throughout
 Pre-Hung Door Jambs
 Pinned Non-Mortise Hinges
 Metal Interior Passage Sets
 Floor Mounted Door Stops
 Smoke Detectors w/Battery Backup
 Wire Shelving in Guest Closet
 Designer-Coordinated Window Treatments
 Classic Craft Cabinetry KCMA Approved
 Hardwood Flat Panel Cabinet Doors
 Upgrade Cabinet Hardware
 Concealed Cabinet Hinges
 30" Lined Overhead Cabinets
 Adjustable Shelves in Overhead Cabinets
 Deluxe Roller Guide Drawer System
 Adjustable Center Shelf in Base Cabinets
 25" High-Pressured Laminate
 Countertop w/Laminate Edging
 4" Laminate Backsplash
 Decorative Wall Coverings
 Stainless Steel Sink 33x19x7
 Empire Brushed Nickel Faucet
 30" Gas Range
 Power Range Hood w/Light
 18 Cubic Foot No-Frost Refrigerator
 60" One-Piece Fiberglass Tub/Showers

Fiberglass Corner Tub in Glamour Baths
 One-Piece Fiberglass Shower w/Glass Door in Glamour Baths
 Deluxe Overdrap at 60" Tubs
 1.6 Gallon Per Flush Toilets
 Vitreous China Stool, Tank, And Lid
 Vitreous China Bathroom Sinks w/Overflows and Pop-Up Drains
 Lighted Vent Fan in Each Bath
 Base Shelves in Vanities
 33" High Vanities
 Ceiling Lights
 Egress Window in Each Bedroom
 Wire Shelving in Wardrobes
 Switched Lights in All Walk-Out Closets
 Washer Dryer Area
 100Amp Electrical Service
 Plumb and Wire for Washer
 Wire and Vent for Dryer
 30 Gallon Electric Hot Water Heater w/Pan
 Auto Ignition Furnace #M1-MB077ABW
 Louvered Furnace Door
 Air Exchange System for Furnace
 Aluminum Heat Ducts
 In-Floor Cross-Over Heating System
 Copper Wiring Throughout
 Main Shut-Off Valve where Accessible
 Programmable Thermostat
 R-22 Fiberglass Insulation in Floor
 R-19 Insulation in Walls
 R-31 Avg. Blown Insulation in Ceiling
 Bronze Cast Aluminum Coach Light at Front Door
 Brushed Nickel Coach Light at Rear
 1-GFI Exterior Receptacle
 Vinyl Dutch Lap Siding
 Sheathing Board under Siding
 Shingled Roof
 Ridgevent Roof Ventilation System

38x76 9-Lite Cottage Out Swing Door w/Storm Door and Deadbolt Lock

Vinyl Insulated Windows w/Grids and Low-E Glass
 12" Raised Panel Shutters on Door Side
 Energy Star Certified on Selected Models
 Transverse Floor System 2x6 on 28" Wide Models
 2x6 Exterior Walls 16" OC
 30# Roof Load
 Recessed Frame Design

