

New Image Homes

Shown As:
\$123,500



1,624 Square Feet
28x58
3 Bedroom/2 Bath
Model R120



Display Home Options

Ultimate Kitchen Cape
Close of Kit
12/12 Roof Pitch 16"OC w/Decking
2-Dog House Dormers
Upgraded Siding IPO Standard
Fluted Corner Posts
White Shaker Siding for Dormer
Extra Windows over Soaker Master Bath
Oval Glass Front Door
Upgraded Moldings

2-Phone Jacks
2-TV Jacks
Paddle Fan Box/Switch ONLY
3-Bedroom Lights Ceiling
White Window Sills IPO Picture Frame
Garbage Disposal
Ceramic Backsplash Master Bath
Ceramic Edging Master Bath
Whirlpool Jets Master Bath
Porch with Trex Decking

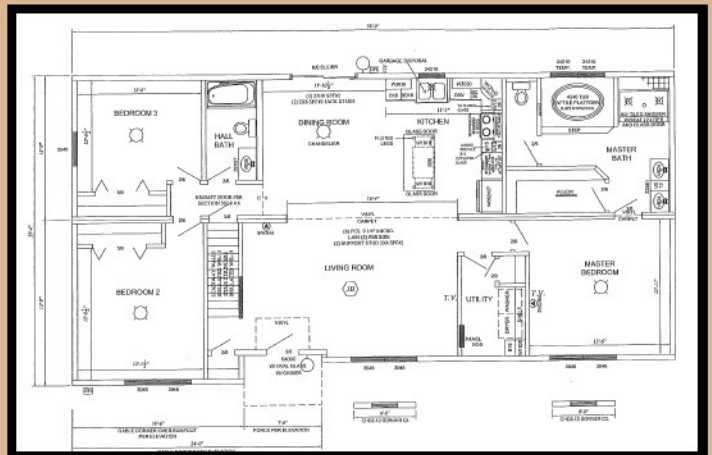
Total Options in Home Displayed

\$18,500

Base Price \$106,500

Available Only At

3752 EAST MAIN ROAD • P.O. BOX 127 • FREDONIA, NY 14063
(716) 673-1366 • FAX (716) 672-5615



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Standard Features: 10 Year Structural Warranty

FLOORS

2x10 SPF#2 Floor Joist 16" On-Center with Dbl 2x10 Perimeter Joists
3/4" Tongue and Groove OSB Floor Decking, Glued and Nailed
Shaw Lassiter Carpets with 3/8" 5lb. Pad and Tack Strip in Living Area, Bedrooms, Stairs, Hallways, and Dining Area when Applicable
Congoleum Vinyl Flooring at all Kitchen, Baths, Utility, and Foyer Areas

INTERIOR DOORS AND MOLDINGS

6-Panel White Smooth Finish Interior Doors with Brushed Nickel Knob Hardware and 3 Door Hinges
White Door Jambs and Stops

EXTERIOR AND MARRIAGE WALLS

2x6 SPF#2 Exterior Walls 16" On-Center with 7/16" OSB and Double Top Plates
2x4 Marriage Wall Studs 16" On-Center
R-21 Exterior Wall Insulation
7/16" OSB Sheathing on all Exterior and Marriage Walls
8' Sidewall Height
Crane Lifetime Warranted 4/4 Vinyl Siding with Matching Corners
15" Paneled Shutters at Front Elevation
Tyvek Building Wrap at All Exterior Walls

ROOFS

5/12 Pitch Roof Pitch at 24" on center for all Ranches and 2-Story Models
12/12 Roof Pitch at 24" on center for all cape models
9 1/2" Eave Overhangs on all Models
12" Gable Overhangs on all Models
R-30 Blown-in Roof Insulation in all Ranch and 2-Story Models
R-30 Blown-in Roof Insulation in all Cape Models including under 2nd Floor Decking
Top Flips are Shingled on 12/12 Roof Configurations (when applicable)
Tamko Heritage 30 Architectural Shingles with No. 15 Underlayment Paper
Ica and Water Shield at Eaves and Valleys
Shingle Over Ridge Vent with Filter Core 7/16"
OSB Roof Sheathing with "H" Clips

EXTERIOR DOORS AND WINDOWS

Thermatru 6-Panel 3/0 Fiberglass Front Door with Rot Resistant Jamb and Deluxe Brushed Nickel Knob
Thermatru 6-Panel 2/8 Fiberglass Rear Door with Rot Resistant and Deluxe Brushed Nickel Beveled Edge Mirror with Nickel Finish Vanity Light (24" for Vanity cabinets and less/36" for vanity cabinets larger than 36")
Silverline All Vinyl Low E Double Hung Windows with Full Screens and Grills
All Capes include One 3046 Window for Each Gable End Panel
Silverline Al Vinyl 6/0 x6/8 Low E Slider with Screen (Where Shown on Plan)

Huntington Brass Single Lever Brushed Nickel Lavatory Faucets
60" One Piece Tub/Shower Units with Integral Towel Bar and Pressure Sensitive Heat Diverter
Shower Door included on all Shower Units
Vitreous China Elongated Commode
Bath Fan/Light Combination Switched Separately in Each Bath

INTERIOR WALLS AND CEILINGS 2x4

Interior Wall Studs at 24" on center
8' Flat Ceilings Throughout with Smooth Finished Drywall
Smooth Finished 1/2" Drywall, Glued and Screwed on All Walls
All Walls and Ceilings Finished with 2 Coats of White Vapor Barrier
Primer Paint

ELECTRICAL SYSTEM

200 AMP 40 Space Square-D Service Panel
Sun Link Brushed Nickel Ceiling Light Package
Recessed Light at Kitchen Sink
Switched Receptacles at Living Room and all Bedrooms
Brushed Nickel Exterior Light at Each Door
AC/DC Smoke Detectors Per Code
Decora Rocker Switches and Receptacles
GFI Receptacles Per Code
2 Outside GFI Receptacles (one at front one at rear)
Wire and Vent for Clothes Dryer

HEATING SYSTEM

Boots and Registers for Future Forced Air Return (Return Air Registers provided only with Builder specified locations)

PLUMBING SYSTEM

PEX Supply Lines Stubbed Through Floor
PVC Scheduled 40 Waste and Drain Lines Stubbed Through Floor
40 Gallon Electric Water Heater
Individual Shut-Off Valves Throughout
Clothes Washer Plumbing

WARRANTIES

10 Year Major Structural Defect Protection (valid only if Homeowner is registered with in 60 days of Retail Delivery Date)
2 Year Warranty on Portions of Heating and Electrical Systems
1 Year Limited Product Warranty
Individual Product Warranties provided by Product Manufacturers direct to Retail Consumer