

Moss Creek

Standard Features - Lot's 177, 189 & 195

Subdivision Amenities

- Maintenance free lifestyle
- Master planned development
- All underground utilities
- Professionally landscaped front entrance
- Personal mailboxes at driveway

Attractive Exterior

- Brick on all sides
- Maintenance free, ventilated vinyl soffit
- Pella Low-E, double hung aluminum clad windows
- Therma-Tru fiberglass front entry door
- Aluminum gutters and downspouts
- Open patio
- Covered front porches
- Professionally landscaped yards
- Sodded front lawns

Design Features

- Open floor plan
- Cathedral ceilings
- Raised four panel interior doors with arched top design
- Hardwood floors in foyer entry
- Carpet in great room, dining room, bedrooms, and sunroom
- Armstrong vinyl flooring in kitchen, laundry room and bathrooms
- Cherry or Maple cabinets with crown moulding
- Formica counter tops in kitchen
- Cultured marble vanity tops in bathrooms
- Mirrors in all bathrooms with decorative lighting
- Coated wire shelves in all closets
- Gas fireplace

Construction Features

- 1 year Builder's Warranty Program
- Termite treatment protection-1 year guarantee
- 35 year dimensional roof shingles
- 2 Hour Fire Wall between units with insulation for sound control

- Ceilings with knockdown finish
- Insulation: Ceilings R-30, Walls R-13
- Wall construction is 1/2 " drywall: ceilings 5/8 " drywall

Appliances

- All Kenmore Appliances
- Electric self clean oven-coil eyes
- Built-in microwave
- Dishwasher with 2 level wash system and pot scrubber cycle
- Garbage disposal

Mechanical Systems

- Amana 2.5 Tons 70,000 BTU 95% Energy Efficient Natural Gas Heat, with 13 SEER Electric Air Conditioning
- Quick recovery 50 gallon gas hot water heater
- Homes with upstairs option are equipped with separate HVAC system

Plumbing Features

- Master bath double bowl sinks(kitchen height vanity)
- Double seat, walk-in shower in master bath
- Fiberglass tub/shower in front bath
- Cultured marble vanity tops
- Elongated Commodes
- Brilliance stainless steel faucets
- Mud sink-wall mounted in laundry room
- Ice Maker connection
- Frost free hose bibs in front and rear of unit

Lighting and Electrical Features

- Elegant brushed nickel lighting package
- Four recessed lights and two eyeballs in living room
- Ceiling fans in living room, master bedroom and sunroom
- 4-bulb fluorescent light and four recessed lights in kitchen
- Pre-wired for phone and cable TV
- GFI protective outlets in all baths, kitchen and garage
- Two outside weatherproof electrical outlets
- Front door bell

Security Features

- Hard wired smoke detectors with battery back up
- Dead bolt security locks on all exterior doors
- Brushed nickel, lever style privacy locks for all bedrooms and baths