

FAIRVIEW MEADOWS IN ALTON
BASE PRICE.....\$310,000
One Level Homes (With walkout basement)

- Adjacent to Golf Course
- 1890 square feet on the main level
- Partially finished Basement

Special Quality Features that are included in the base price

Exterior Features:

- Engineered site plan
- Two car garage with opener/Insulated steel panel garage door
- E.F.I.S. Exterior Finished Insulated System
- Alcoa aluminum soffit & fascia
- Landmark 30 year architectural shingles
- Aluminum roof edging
- Concrete driveway
- Poured concrete stoop & walk
- Poured concrete patio at walkout
- Two exterior faucets
- Gutters & Downspouts
- In ground sprinkler system/landscape: sod, tree, shrubs, rock & edging
- Pella metal clad wood window with low E glass & screens
- Weather proof outlets in front & back
- Municipal water, sewer, gas connections
- Underground utilities
- Concrete foundations w/ damp proofing
- Fiberglass insulated exterior entrance door

Interior Finishes:

- Individualized floor plans
- Solid core six panel primed doors or oak solid core flush doors
- Solid Oak stair railing and spindles (\$1,900.00 allowance)
- 2 1/4" oak colonial casing & 2 3/4" oak colonial base or paintable primed trim throughout
- Smoke detectors – 2 allowed
- 5 telephone and 5 television jacks
- Floor covering allowance \$10,000 - Appliances allowance \$5,000

Kitchen Features:

- Raised oak cabinets, your choice of finish (\$15,000 allowance)
- Laminate countertops w/ back splash – see cabinet allowance
- Double bowl stainless or porcelain sink
- Delta 300 single lever faucet w/ spray
- Ground fault circuitry at sink outlets

Bath Features:

- Oak vanities with your choice of finish
- Laminate vanity tops
- Mirror above all vanities
- Master bath 5' tub/shower module
- 1-Delta 1343 T/S faucet
- Kohler PB Welworth toilet w/ seat
- Kohler K-2196-4 20 x 17 self rim lavatory
- Delta 520 single lever faucet
- Main half bath same as master bedroom fixtures
- Ground fault circuitry @ vanities
- Vent fan/light/heat unit in Master bath

Construction Features:

- 2x6 exterior wall framing w/ blown in wall insulation
- 7/16 wood sheathing/tyvek vapor barrier
- R-50 blown cellulose in attic/R30 over garage
- American standard 92% efficient furnace
- 2 ½ ton air conditioning
- 50 gal. Electric water heater
- 200 amp electrical service
- 51 outlets/42 switches/12 GFI/32 light boxes/21 can lights
- \$550 light fixture allowance
- Engineered wood truss rafter system w/ 5/8" wood sheathing
- Engineered floor system w/ ¾ stable edge floor sheathing
- Exterior drain tile system connected to sump pump basket w/ pump

Options that are available for upgrade: (These are estimated costs)

- Finished basement approx. \$24.00/sq ft (no floor covering)
- Gas fireplace w/ control – exhaust only \$3,250.00
Interior finish around fireplace ie: stone, brick, tile, wood, time and material basis Est \$4,000
- Tray in bedroom or kitchen ceiling \$925.00 ea. No lighting
- Painted woodwork \$1,300 (main floor) painting includes 2 color only – additional colors – extra
- Add solatube sky light \$870.00
- Add storm door full glass or full screen \$576.00 ea.
- Walk in closet organizers time & material basis (\$550.00 allowance in base price)
- Add auto water softener – auto charge \$880.00 ea.
- Egress window in basement \$2,550.00
- Central vac \$2,300.00