

Baessler Homes at Dartford Village - Included Features

1. Exterior Features and Finishes

- Owens Corning Dimensional Shingles.
- Low Maintenance Siding - LP Smartside 8" Lap - Factory Primed.
- **Stone or Brick Accents on Front Elevation.**
- Energy Efficient Amsco Vinyl Windows with Low E Glass and Screens (Including Lower Level Windows with Basement Option).
- 3' Wide Swinging Fiberglass Front and Patio Doors (No Dents).
- Deadbolts on all Exterior Doors.
- **Ankmar 8' Tall** Garage Door.
- Minimum of 120 Square Foot Rear Patio with Decorative Jointing.
- Lighting at Porches and 2 Coach Lights Outside Garage.
- 2 Water Spigots – 1 on Rear Elevation and on 1 in Garage.
- Steel or Aluminum Rain Gutters – 12 Colors to Choose From.
- 3 Exterior Paint Colors Including – 1 Body Color, 1 Trim Color and 1 Accent Color.
- Front Yard Landscaping Including – 2 Trees, Sprinkler System, Drip Irrigation Connection and Rock Mulch.

2. Structural Construction Features

- 2 x 6 Exterior Walls.
- Attached Oversized 2 Car Garage (**22' x 24' Minimum**).
- Engineered Foundation, Beams, Windows and Door Headers.
- Open Hole Inspection by Engineer for Every Home.
- TJI Silent Floor System.
- Engineered Roof Truss System.
- Exterior Perimeter Drain System and Sump Pit with Basement Option.

3. Interior Features and Finishes

Interior Design and Quality Features

- All Stairways Fully Finished to the Lower Level with Basement Option.
- Designer Formica Countertops, Wood Edge to Match Cabinets with Tile Backsplashes.
- Tile Backsplashes.
- Wide Variety of Carpeting to Select from along with ½" - 6 Pound Pad.

- Drywall Surfaces will be Primed Prior to Knockdown Texture being Applied with Round (Bullnose) Corners.
- China Sinks in All Baths with Delta Orleans Faucets.
- Aquapex Water Piping System – Ask About the Advantages of Aquapex.
- Tile Stamped 1 Piece Fiberglass Tub/Shower Baths.
- Painted Woodwork – Base – 3 ¼” and Casing 2 ¼”.
- Window Sills and Aprons with a Painted Finish.
- 2 Panel Arch Top Tongue and Groove Style Doors Throughout.
- Wire Closet Shelving Throughout.
- Designer Lighting Packages with Many Options and Color Choices.

Kitchen and Dining Features

- \$1,110 Whirlpool Appliance Allowance – 3 Stage Dishwasher, Smooth Top Range and an Above the Range Microwave (Black, White or Bisque).
- Custom Oak Cabinets with Roll Out Shelves and 36” Tall Master Vanity.
- 8” Deep Stainless Steel Kitchen Sink with a Delta Chrome Faucet and Sprayer.
- 1/3 Horse Power Disposal.
- Ice Maker Line to Refrigerator.
- Can Lighting in Kitchen.
- Pendant Lighting Over the Island Countertop.

Master Suite Features

- Tall Vanity Heights for Added Comfort.
- Spacious Walk In Closet.

Lower Level Features with Basement Option

- Construction Ready Pre-designed Lower Level Plans.
- Lower Level Designs to Include Bath Rough-Ins with Attention to Structural and Mechanical Locations to Maximize the Use of Space.
- Rough In Plumbing for a Future Lower Level Bath.
- Large Windows in Lower Level (4’ x 4’ Minimum).
- Passive Radon Mitigation System.

Garage Features

- 16’ x 8’ Tall Steel Raised Panel Garage Door – 24 Gauge Steel.
- Garage Service Door.

Energy Efficiency, Comfort and Safety Features

- Cellulose Blown R-38 Ceiling and R-20 Wall Insulation with Anti-Air Infiltration System and Vapor Barrier.
- Foam Sealants Around all Penetrations.
- 10” Energy Heel on all Trusses for Full Insulation at Roof Edges.
- Lennox 80% Efficient Gas Furnace with a Programmable Thermostat.
- 50 Gallon Natural Gas Water Heater.
- White Vinyl Windows with Thermopane Low E Glass.
- Extended Overhangs Shade Windows.
- Tyvek House Wrap on the Entire Home.
- Passive Radon Mitigation System Vented out the Roof with Basement Option.
- Fully Integrated Smoke Alarm System.
- Dead Bolts on all Exterior Doors.
- Pex Water Piping System (Controls Sound and Water Quality).
- GFCI Electrical Circuits at Baths, Kitchen, Garage and Exterior.
- Arc Fault Electrical Circuits at Bedrooms.

Electrical and High Tech Wiring Features

- 4 TV and 4 Phone Jacks.
- Prewired for Ceiling Fan in Great Room and Master Bedroom.
- 1 Sprinkler Outlet.
- Electrical Walk Through.
- 150 Amp Service to Accommodate Future Needs.
- Sprinkler System Dedicated Outlet.
- Radon Outlet in Attic.
- Ceiling Fan Prewires at the Master Bedroom and Great Room.

Customer Comfort Features

- Designer Meeting with our Cabinetry Designer.
- Preferred Lender Packages.
- Building Custom Homes Since 1968.
- Long Standing Relationships with Trades and Suppliers Ensures only the Highest Quality Finished Product.
- Home Orientation Prior to Closing.
- One Year New Home Warranty.