



# Bluff Pointe

## **Construction Features**

- Sound Insulation at all Waste and Water Pipes
- Cellulose Insulation
- Low Expansion Foam at all Windows and Doors, Plates, and Vertical Penetrations
- Upgraded Advantek 3/4" Subfloor
- 9'0" Foundation Walls
- 9'0" 1st Floor Exterior Walls
- 8'0" 2nd Floor Exterior Walls
- 3 Car Garage Option Available
- Optional Finished Lower Level

## **Quality Interior Features**

- Pre-Fabricated Fireplace w/ Tile Hearth and Surround and Carpentry Built Mantel w/ Legs
- Solid Core Interior Doors 8'0" x 1 3/4" w/ Schlage Accent Hardware
- Extra-Wide 3 1/2" Painted Casing & 7 1/4" Painted Base
- 5 1/4" Painted Crown in Specified Areas
- 42" Panel Mould Wainscot in Specified Areas
- French Doors to Study w/ Chair Rail
- 3 1/2" White Oak Floor Throughout 1st Floor (Except Bedrooms)
- Generous Tile and Hardwood Allowance Throughout
- Tray/Vaulted Ceilings in ALL Bedrooms
- Decorative Coffin or Beam Ceiling in Study
- Roman Captured Overlay Cabinets Throughout
- Granite Countertops Throughout
- Generous Electrical Fixture Allowance
- Oak Posts, Rails, and Iron Balusters
- Pediment Heads over all Exterior Doors
- Fully Cased Windows w/ Sill and Apron Bottoms

## **Quality Exterior Features**

- 4 Floor Plans w/ 2 Elevations per Plan (Price Varies)
- Screened-in-Porches Available (Price Varies)
- Ranch Architecture Ranging from 2,300 - 2,500
- Landscaped Homesite w/ Lawn Sprinkler System
- Lifetime Warranty 3D High Definition Architectural Shingle
- Pella Windows
  - 6'0" Tall 1st Floor Windows
  - Double Hung Windows (Window Grills included on all Elevations)
- Raised Panel, Insulated Steel Garage Doors w/ Exterior Keypad
- 2 Frost Proof Hose-bibs
- 1 BBQ Gas Stub
- Maintenance Free, Pre-Finished Exterior Building Materials
- 3'6" x 8'0" Wood Front Door w/ 7/8" SDLs and Frosted Glass
- Front Covered Porches
- Concrete Driveway w/ California Finish
  - Concrete Front Walk
  - Concrete Rear Patio

### **Kitchen Features**

- Luxury Romar Captured Overlay Cabinetry w/ Kitchen Island
  - Concealed Hinges w/ Soft Close
  - Undermount Drawer Slides w/ Soft Close
  - Wood Dovetail Drawer Boxes
- Granite Countertops
- SS Kitchen Aid Appliance Package
  - 36" Range and Venting
  - 36" Counter-Depth Refrigerator
  - Microwave w/ Trim Kit
  - 24" Dishwasher
  - Disposal
- Pulldown Kitchen Faucet

### **Bath & Laundry Features**

- 2 Full Bathrooms & 1 Powder Room w/ Luxury Romar Captured Overlay Cabinetry & Granite Tops
- 1st Floor Laundry Room w/ Luxury Romar Captured Overlay Cabinetry and Granite Tops
- Luxury Master Bath
  - 71" Signature Hardware Free Standing Tub & Telephone Faucet
  - Spacious Master Shower w/ Frameless Heavy Glass Shower Door
- Kohler Elongated Bowl Toilets w/ Slow Close Seats (Master & Powder Room)
- Moen Faucets Throughout
- Furniture Grade Mirrors Over All Vanities
- Soap Niches/Ledges in All Shower/Tub Areas

### **Utility Service Features**

- 200 amp / 40 Circuit Electrical Service Panel
- (1) 96% Efficiency, Dual Stage Heat Furnace w/ High Efficiency, Variable Speed ECM Motor
- (1) 13 SEER AC Unit
- (1) Humidifier
- Programmable T-Stat(s)
- (1) 50 Gallon Power Vent Hot Water Heater
- Underground Rough-in Plumbing Installed for Future Bath and Wet Bar
- Security System w/ Termination Enclosure
- Structured Wiring Package w/ Termination Enclosure
- Hot Water Recirculating Line
- Passive Radon Pipe Vented from Basement slab through Roof

### **Site Features**

- Minimal HOA Fee
- Easy Access to I-355 and I-80
- Minutes from LaGrange Road for Shopping & Restaurants
- Pond and Open Space Views Available
- Lookout and Walkout Lots Available
- School District
  - Meadow Ridge School
  - Century Junior High School
  - Carl Sandburg High School