



# Bluff Pointe

of Orland Park

## Quality Exterior Features

- Professionally Landscaped
- Brick and Vinyl Exterior
- Maintenance Free Aluminum Fascia & Soffit
- GAF Timberline 30 Year Architectural Asphalt Shingle Roof w/ Ice & Water Shield
- Pella Single Hung Vinyl Windows
- Garage Door w/ (1) Opener and (2) Remote Controls

## Quality Interior Features

- 7'10" Full Lower Level Walls
- Open Floor Plan w/ 9' First Floor Walls w/ Beautifully Crafted 1 - 3/8" x 6-8" 2-Panel Square Solid Core Doors w/ Chrome Hardware
- Custom Designed Ceilings (varies per model)
- 5 1/4" Crown (varies per model)
- 3 1/2" Casing & 5 1/4" Base Throughout
- Pre-Engineered Wood Laminate and Tile Flooring in Select 1st Floor Rooms (varies per model)
- Plush Wall to Wall Carpeting w/ Deluxe Pad in all Bedrooms
- Custom Designed Wired Shelves in all Closets

## Kitchen/Bath/Laundry Features

- Designer Maple Wood Cabinetry
- Granite Countertops Throughout
- Stainless Steel Kitchen-Aid Appliance Package w/ Zephyr Hood
- Designer Electrical Fixtures & Recessed Lighting Throughout
- Moen Chrome Plumbing Fixtures Throughout
- Master Bath has Extra Height 84" Semi-Frameless Shower Door
- Pedestal Lav in Powder Room

## Utility Service Features

- 200 amp 40 Circuit Electrical Service
- (1) 13 Seer AC Unit
- (1) April Air Humidifier
- 50 Gallon Hot Water Heat
- R-21 Insulated Exterior Walls
- 2 x 6 Exterior Walls

## Special Features by Model

### Avalon

- 1st Floor Master
- 2nd Floor Loft
- Breakfast Nook

### Berkley

- 2nd Floor Master
- 2nd Floor Laundry Room

### Chantilly

- 1st Floor Study
- 2nd Floor Master
- 2nd Floor Laundry Room

### Drexel

- 1st Floor Master
- 2nd Floor Loft
- Study/Flex Room

Specifications are subject to change without notice.