

2-BEDROOM RANCH PLAN – DUPLEX

1,270 SQUARE FEET



EXTERIOR FEATURES YOU'LL APPRECIATE

- ✦ Sliding door entry from dining area to large, brushed concrete patio
- ✦ Professionally designed and installed landscaping package including fully sodded front lawn
- ✦ Durable concrete driveway leading to a spacious two-car attached garage with automatic opener
- ✦ Maintenance-free brick exterior with vinyl accents
- ✦ Sturdy aluminum soffit and fascia
- ✦ Maintenance-free heavy-gauge gutters and down spouts
- ✦ Frost-proof exterior faucets in two convenient locations
- ✦ Ground fault protector convenience outlets
- ✦ Underground utilities

INTERIORS FOR A RELAXING FEELING

- ✦ Vinyl flooring in entry foyer in your choice of colors
- ✦ Wall-to-wall carpeting in your choice of designer colors
- ✦ Cozy great room gas-fed fireplace with ceramic logs, shelf mantle and your choice of slate surround
- ✦ Generous 9' ceilings throughout
- ✦ Great room with ceiling fan and light kit
- ✦ Prefinished vinyl double-glazed windows and screens
- ✦ Raised-panel fiberglass insulated entry door with half-round glass
- ✦ Convenient laundry room with wire shelving and vinyl sheet flooring in your choice of color and design
- ✦ Prewired for telephone and cable TV

KITCHENS FOR SOPHISTICATED TASTES

- ✦ All-GE kitchen, including electric range with self-clean oven, multicycle dishwasher and built-in microwave
- ✦ Deluxe garbage disposal
- ✦ Laminated countertops in your choice of designer colors
- ✦ Several choices of furniture-finished cabinets
- ✦ Double-bowl stainless sink with single-lever faucet and sprayer
- ✦ Vinyl flooring in choice of colors in kitchen and dining area

COMFORTABLE BEDROOMS AND BATHS

- ✦ Large master suite with overhead can lights, ceiling fan with light and generous walk-in closet
- ✦ Choice of furniture-finished cabinetry in baths
- ✦ Master bath includes one-piece molded fiberglass shower with glass door and cultured marble vanity top with integrated double-bowl sink
- ✦ Guest bath includes molded fiberglass tub with shower, cultured marble single-bowl sink and countertop
- ✦ Vinyl flooring in choice of colors in all baths
- ✦ Decorator mirrors

CONSTRUCTION AND ENERGY-EFFICIENT FEATURES PROTECT YOUR INVESTMENT

- ✦ Central air conditioning
- ✦ 50-gallon hot water heater
- ✦ Efficient gas-fired forced-air heating system
- ✦ Electrical service with convenient circuit breakers
- ✦ R-30 ceiling insulation
- ✦ R-13 wall insulation with integral vapor barrier
- ✦ Water-saver commodes and shower heads
- ✦ Smoke detectors wired to electrical system
- ✦ 25-year warranty roof shingles over 15# felt
- ✦ Insulated and weather-stripped exterior doors and windows

BENEFITS OF PATIO HOME LIVING

Enjoy your leisure time without the worries of home maintenance. Exterior maintenance, including roofs, lawns and snow removal, are managed by your Homeowners Association. Ask your Sales Representative for details.

To personalize your home even more, ask your Sales Representative for a list of options and upgrades. Hinton McGraw Eagles Landing, LLC, upholds a policy of continual attention to design and construction which requires that specifications, materials, dimensions and price be subject to change without notice. Please consult your Sales Representative for full details.

DUPLEX PLAN

1,270 SQUARE FEET



SALES OFFICE 502-222-7151

FAX 502-222-7012

EaglesLanding@HintonMcGraw.com

www.HintonMcGraw.com

