

HORN PROPERTIES DEVELOPMENT L.L.C.

DESIGN, BUILD, GENERAL CONTRACTING

www.hornpropertiesdevelopment.com

Fernwood II

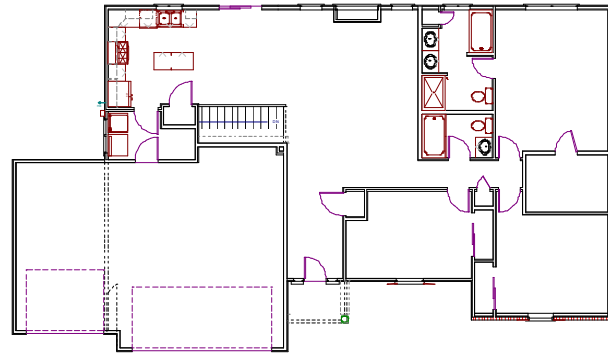
**4 Bedroom, 3 Bath, Oversize 3 car garage,
Main floor laundry, Finished lower level,
Vaulted ceilings, 9' walls, Large walkout lot
Many upgrades, Granite, 3000+ sq. ft. finished**



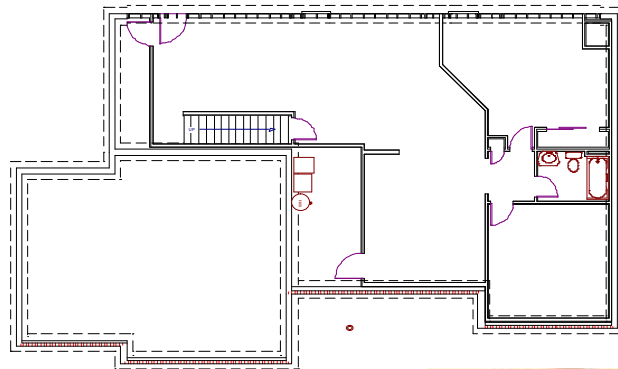
INCLUDED UPGRADES

(partial list see back)

- Finished lower level with walkout
- 30 year architectural roof, ridge vent, 15 lb felt, ice and water shield in all valleys
- Low E 3 glass windows
- R38 blown fiberglass attic insulation
- 9' walls on first floor
- Vaulted ceilings - main living area, master bedroom
- 4 Plant shelves - kitchen, family, master bedroom
- Tiled areas - kitchen, baths
- Hardwood flooring – entry foyer, family room, hall
- Home theater room - pre wired, built in equip. shelf
- Extra rebar in foundation walls
- Porch, garage floor, rebar ties to foundation
- Approx 8' height basement finish
- Direct vent gas fireplace
- Picture window over fireplace
- Designer front door
- 8 foot tall garage doors with openers
- Large walkout lot
- Fiberglass front porch column
- 42" raised panel upgraded kitchen cabinets
- Brick front elevation with brick entry step
- 16' X 16' rear deck
- Gas furnace and 50 gallon gas water heater
- Finished invisible vent soffit
- Upgraded walkout door with built in blind
- Interior foyer arch
- Walls painted color differing from ceiling
- Switched outlets at 2 plant shelves
- 2 ceiling fans
- Outlet for freezer or second fridge in laundry
- Cat 5 ethernet, phone and RG 6 cable pre-wire



Main Floor



Finished Lower Level



Inventory Home For Sale

Call 636-373-4227

Included upgrades

- Fully sodded yard with landscaping.
- 16X16 Deck with tension tie anchor system.
- Vapor barrier under basement concrete floor.
- Sump system with daylight drain.
- Extra rebar in foundation walls.
- Concrete in garage attached with rebar on perimeter to foundation for extra strength.
- Proper soils base for construction verified, engineering letter during construction.
- Compacted gravel base under foundation.
- Solid 2X10 floor joist construction, oversized steel beams for minimal floor deflection.
- Interior frame garage walls that interface with house interior have exterior rated sheeting for extra strength and security.
- Front porch pier foundation.
- Front porch and front walkway attached to foundation with rebar.
- All interior doors are properly shimmed, hinge side jamb screwed.
- Upgraded designer front entry door with decorative lites.
- Exterior windows Low E 3 glass, installed with silicon sealer and Tyvek sealed.
- House Tyvek wrapped.
- Brick elevation with brick entry step and keystone surrounded round vent.
- Exterior arch on front porch.
- Fiberglass support column at front porch.
- Custom cedar front shutters.
- Upgraded exterior lighting at front.
- Oversize walkout lot.
- Extended views out due to relative topography of lot location.
- 200 amp electrical service with main and sub panels.
- Category 5 ethernet drops in all bedrooms, family room, kitchen, theater room, office (9 total)
- Telephone drops in all bedrooms, family room, kitchen, theater room, office (8 total)
- RG6 Cable TV / AV drops in all bedrooms, family room, theater room, office (7 total)
- Tamper resistant outlets in bedrooms, arc fault protected circuits.
- R 38 blown fiberglass attic insulation.
- Wrapped 2x8 fascia boards.
- 30 year architectural shingle roof, 15 lb felt underlayment with ice and rain shield in all valleys.
- Ridge vent on roof.
- Roof drip edge.
- Finished invisible vent soffit.
- Oversize garage.
- Oversize 8 foot tall garage doors, single bay door 9' wide
- Door openers with exterior keypad and remotes.
- Basement finish has approximately 8 foot height in most areas.
- Finished areas of basement insulated.
- Home theater area with pre-wire for surround, equipment rack, wall mounted flat screen power pre-wire and wire tunnel, RG6 and cat 5 drop.
- Interior windows have window sills and casing finish.
- Crown moulding in entry foyer.
- Double crown moulding accents with archway in entry foyer.
- 9' walls on first floor.
- Switched electrical outlets 2 locations at main area plant shelves.
- Outlet for second fridge or freezer in laundry.
- Self cleaning, 5 burner, convection oven
- Over range microwave.
- 50 gallon gas water heater and furnace.
- Ice maker connection for fridge.
- 42 inch upgraded raised panel kitchen cabinets.
- Dual drawer base storage cabinets in kitchen.
- Granite kitchen countertops.
- Granite kitchen window sill.
- Under mount deep 60 / 40 stainless steel sink.
- Tall neck kitchen facet with pull out sprayer.
- Tiled kitchen backsplash.
- Picture window over fireplace.
- Vaulted ceiling in kitchen, laundry, family area.
- Direct vent gas fireplace with adjustable output valve, pre-wired for blower.
- Custom fireplace mantle.
- Walls painted color different from ceiling.
- Ceramic tile laid brick block pattern in kitchen, laundry, 3 baths, stair landing, rear basement entry, first floor areas.
- Subfloor level tile laid on mortar base / concrete board, fasteners on 4 inch centers / mortar base.
- Master bath has separate tub and shower, dual adult height sinks vanity.
- Master bath Granite tub ledge and wall cap.
- Vaulted ceiling in master bedroom.
- Ceiling fans in master bedroom and family room.
- Bath fans vented to exterior dedicated vent (3).
- Master bedroom walk in closet.
- Freeze proof hose bibs (2).
- Halogen lighting in kitchen.
- Solid ¾ inch maple hardwood flooring in foyer, family room, hallway.
- Digital HVAC thermostat.
- Electric dryer plug.
- Lo Profile in wall washer hookup.
- Steel exterior door at walkout with interior blind.
- Deadbolt locks at all exterior doors.

Visit www.hornpropertiesdevelopment.com for photos!