

PRINTABLE INFO SHEET

Series: **Magnifique**

Model: **2P2601-R Magnifique**



About This Model

Style: Ranch / Bedrooms: 3 / Bathrooms: 2 / Square Feet: 1585

CUSTOMER CONTACT

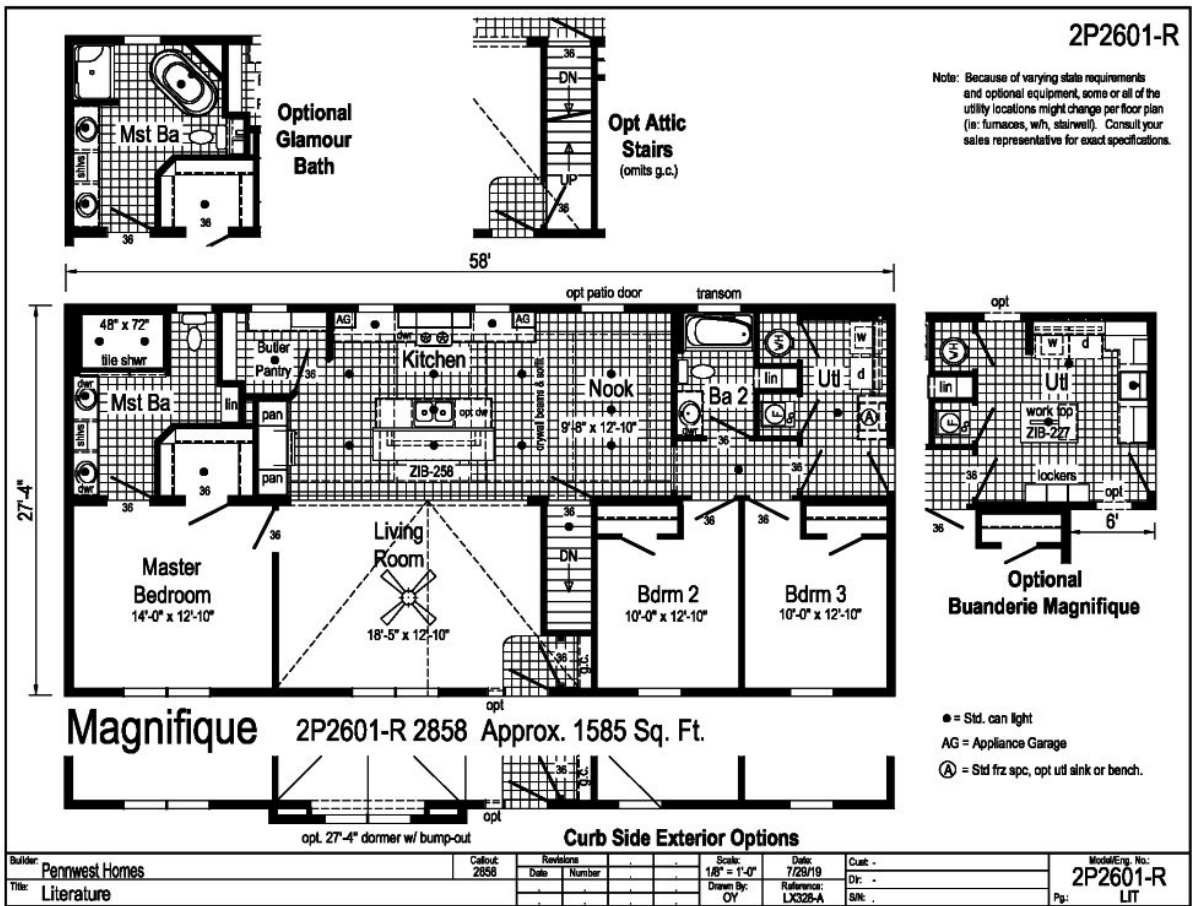
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Floorplan



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Standards & Features

HOME COMPONENTS

Complete Water Lines Supplied
Complete Electrical
Drain and Gas Lines Stubbed Through Floor
Complete Heat System
Complete Air Return System

INTERIOR

Primed Drywall Throughout
Smooth Flat Ceiling Throughout
8'0" Ceiling Height
25 oz. Carpeting
Rebond Carpet Pad - 5lb
Tackstrip Carpet Installation
Foyer Entry with Vinyl Flooring
No-Wax Vinyl Floor Coverings by Congoleum
5 Arm Dining Room Light (Brushed Nickel or Black)
Recessed LED Lights T/O
36" Doors & Where Available
White Painted 6-Panel Pre-Hung Doors with Mortise Hinges
Metal Interior Passage Sets
Smoke Detectors with Battery Back-Up
Wire Shelving in Guest Closet
White Painted Pine Moldings Throughout

KITCHEN

Tip-Out Trays at Sink
Stainless Steel Sink-33x22x8

KITCHEN (continued)

Brushed Nickel Single Lever Faucet
Power Range Hood with Light
30" Deluxe Gas Range
18 Cu. Ft. Frost Free Refrigerator
1 USB II Receptacle

CABINETRY

Evermore Custom Cabinetry (KCMA Certified)
French Country or Barnwood Oak & Overlay Mission Flat Panel Cabinet Doors
Hardwood Oak Cabinet Face Frames
Transitional Cabinet Pulls (Brushed Nickel or Black)
Hidden Cabinet Hinges
Choice of Cabinet System
- City Scape 30"/36"
- 36" Cabinets w/ Crouse Crown
- 30" Cabinets w/ Crouse Crown & Soffit
Adjustable Shelves in Overhead Cabinets
Drawer-Over-Door Base Cabinets
Soft Close Undermount Drawer Guides
Base and Center Shelves in Base Cabinets
Dovetail Drawer Construction
Laminate Countertops with Laminate Edging
4" Laminate Backsplash
Kitchen Island & Where Available

BATHS

Curved Front Garden Tub in Master
Bath - Where Available
Tub Overflows

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Standards & Features (continued)

BATHS (continued)

- Recessed LED Light over Tub in Master Bath
- 1.6 Gallon Per Flush Elongated Toilets
- China Sinks with Overflows and Pop-Up Drains
- Lighted Vent Fan in Each Bath
- 2-Light Vanity Light Bath 2
- Recessed LED Lights over Master Vanity
- Brushed Nickel Metal Faucets
- 36" High Vanities
- Anti-Scald Valves on Showers and Tubs
- Linen - Where Available

BEDROOMS

- Switched Receptcs
- Egress Window in Each Bedroom
- Wire Shelving in Closets
- Switched 4" Recessed LED Light in All Walk-In Closets

INSULATION

- R-21 Fiberglass Insulation in Walls
- R-38 Batt Insulation in Ceiling

UTILITIES

- 200 AMP Electrical Service
- Plumb and Wire for Washer
- Wire for Dryer
- Recessed Dryer Vent Box
- Programmable Thermostat with 8-Wires
- Main Water Line Shut-Off Valve
- Water Shut-Off Valves where Accessible
- One Exterior Water Faucet
- 50 Gallon Electric Water Heater with Pan
- Energy Efficient 90 Plus Gas Furnace

UTILITIES (continued)

- Perimeter Heat System with Fiberglass Heat Ducts

EXTERIOR

- Cage Exterior Light at Front and Rear Door
- Two GFI-Protected Exterior Receptacles
- Vinyl Ship Lap Siding
- O.S.B. Sheathing Under Siding
- Wind Wrap Air Infiltration Barrier
- 5/12 Pitch Roof with 12" Eaves and Overhangs
- Architectural Shingles
- Ridgevent Roof Ventilation System
- Ice Shield
- 3/0 x 6/8 White 6-Panel Front & Rear Door with Deadbolt Locks
- Vinyl Insulated Argon Filled Windows with Low-E Glass (no grids)
- Lineals on Front Door Side

CONSTRUCTION

- 2x10 Transverse Floor System on 16" Centers with 23/32" OSB T&G Floor Decking**
- 2x6 Exterior Walls on 16" Centers**
- 2x4 Interior Walls
- 90 Mile Exposure C Wind Load Design
- 40# Roof Load Design

Magnifique Additional Features

- *Drywall Beams with Cove in Kitchen/Nook
- *Full Mosaic Backsplash in Kitchen
- *Gooseneck Kitchen Faucet w/ Pull Down

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Standards & Features (continued)

Magnifique Additional Features (continued)

- *Additional LED Recessed Lighting
- *4'x6' Ceramic Shower in Master Bath
- *Double Vanity w/ Towel Tower in Master
- *Transom Window 2nd Bath Tub/Shower
- *Unique & Contemporary Kitchen Island
- *Butler Pantry
- *Ceiling Fan
- *30" Cabinets with Crown & Drywall Soffit
- *Soffit over Master Vanity with Recessed LED Lights

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