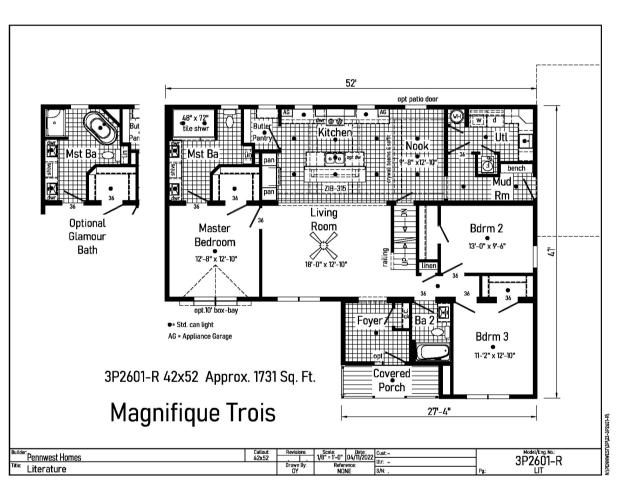
Series: Magnifique

Model: 3P2601R Trois Magnifique





# **About This Model**

Style: Ranch / Bedrooms: 3 / Bathrooms: 2 / Square Feet: 1731

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Notes:			

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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

Fover 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

¾ 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 & Drough 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** 

CUSTOMER CONTACT	Notes:

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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 Recepts

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

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 & Damp: 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

CUSTOMER CONTACT	Notes:	

Pennwest Homes   4 Pennwest V	ay State Road 38 Emlenton, PA 16373	724-867-0047   www.pennwesthomes.com
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Series: Magnifique

Model: 3P2601R Trois Magnifique



# 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 & amp; Contemporary Kitchen Island
- \*Butler Pantry
- \*Ceiling Fan
- \*30" Cabinets with Crouse Crown & Drywall Soffit
- \*Soffit over Master Vanity with Recessed LED Lights

CUSTOMER CONTACT	Notes: