



## JEFF LINDSEY COMMUNITIES

# FEATURES

### INTERIOR

- Ceiling Fan in Family Room; Wired for fan in Master Bedroom
- Classique Craftsman Doors
- Hardwood in Foyer
- Double Tray Ceilings in Master Bedroom
- Wood burning Fireplace with Custom Mantel
- Pre-Finished Engineered Shelving
- Large Walk-In Closets
- Pre-Wired for Garage Door Opener
- Disappearing Stairway
- Smoke Detectors Hard-wired with Battery Back-up
- Chair Rail in Dining Room
- Crown Moulding in Dining Room
- Designer Craftsman Columns\*
- Phone Jacks in Bedrooms & Kitchen
- Cable in Bedrooms & Family Room
- Pre-Wired for Security System
- Designer Lighting Package
- Quality Plumbing Fixtures
- Prairie Style Windows on Front
- Laundry Room with Electrical Connections & Vent
- Protective Ground Fault Interceptor Circuit in Wet Areas

### KITCHEN

- Energy Efficient Stainless Steel Frigidaire Appliances
- Smooth Top Electric Range
- Dishwasher
- Armstrong Tough Guard Vinyl Floor

- Stained Cabinets with Designer Knobs
- Crown Moulding above Cabinets
- Stainless Steel Sink
- Waterline for Ice Maker
- Chef's Pantry with Shelving Suite

### MASTER SUITE

- Double Custom Vanities
- 6' Garden Tub & Separate Shower
- Vaulted Ceilings
- Large Carpeted Walk-In Closets
- Private Sitting Room\*

### COLOR SELECTIONS

- Concrete Plank Siding
- Exterior Shutters
- Brick & Stone
- Exterior Vinyl Shakes & Board and Batten
- Hardwood in Foyer
- Counter Tops
- Carpet
- Vinyl Flooring in Kitchen & Baths
- Lighting
- Cabinets

### EXTERIOR

- Fiber Cement Concrete Plank Siding
- Master Planned Landscaped Packages
- Craftsman and European Fronts with Brick & Stone Accents
- Architectural Controlled Elevations with Feature Sidings & Architectural Windows\*
- Twin Flood Lights at Garage & Rear Patio
- 12'x12' Patio
- Pre-Finished Gutters with Splash Blocks
- Front and Rear Electrical Outlets & Water Faucets
- Approximately 1.6 Acre Lots and Larger
- Mail Box & Post

- Two Car Front Entry Garage (Side Entry Available)
- Traditional "Stick Built" Construction

### ENERGY FEATURES

- Electric Dryer Hook-up
- Quick Recovery Electric Water Heater
- Energy Efficient Heat & Air Systems
- Insulated Low E Windows & Doors
- R-19 Vaulted Ceilings
- R-19 Exterior Walls
- R-13 Insulation
- R-38 Flat Ceilings

### DEVELOPMENT AMENITIES

- Underground Utilities
- County Water & Septic Tanks
- FHA/VA Approved
- Protective Covenants
- Wooded Lots
- Street Lights

This information is subject to changes, errors, omissions and prior sales. Builder reserves the right to approve any house on any lot. Finished home details may vary slightly. Dimensions, elevations and features are approximate and subject to change. Some lots have additional premiums that must be added in to the base price. See Agent for details. Buyer to pay for appraisal and credit report. Seller to pay up to \$2,500.00 towards closing costs on Seller approved Mortgage Company. If Buyer uses a mortgage company not approved by Seller, Seller will pay up to \$1,000.00 towards closing costs. 4.1.08

\*Varies per plan

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[WWW.JEFFLINDSEYCOMMUNITIES.COM](http://WWW.JEFFLINDSEYCOMMUNITIES.COM)