



GABRIELHOMES, INC.

Standard Features
The “Augusta”

- 5 bedroom with 4 baths, 1 ½ Story
- 3 Car Garage
- Craftsman Style Stucco Front Elevation with stone accents & custom shutters
- Open Gable Front Entry with Exposed Cedar Beams
- Large Covered Front Porch with Craftsman Stone Columns
- Wind Rated Steel Insulated Flush Garage Doors
- Fully Insulated Garage
- 30 Year Composition Roof in Weathered Wood
- Low “E” Vinyl Milgard Casement, Double Hung & Fixed Windows Throughout and Grilles on Front
- Fiberglass Insulated Front Door (Prairie Style 2 Panel), Deadbolt and 2 Full Glass Sidelights & Full Glass Insulated Back Door
- 12’x18’ Covered Patio. Patio Only On Full Up Basement Walls
- 9’-12’ Ceilings on the First Floor
- Knock Down Ceilings Throughout (minus garage)
- Garden Kitchen with Custom Beechwood Cabinets, Soft Close Drawers, Center Island with Eating Bar, Large Walk-In Pantry, Built-in Recycling Bins and Ice maker Box.
- Granite Countertops in Kitchen
- Black Composite Solid Surface Kitchen Sink with Oil Rubbed Bronze Pull-Out Faucet
- Spacious Dining Room with Large Windows and Upgraded Trim Details
- Rustic Pre-finished Hardwood Flooring in Entry, Great Room, Kitchen, Breakfast Area and Pass Hall.
- Tall Tub Quiet Dishwasher, Self-Clean Smooth Top Range and Microwave
- Spacious Office/Bedroom
- First Floor Laundry with Upper Cabinet, Built-in Storage Cabinet with Direct Access from Master Closet
- Stained Mud Room Bench Seat with Hooks Off Of Garage Entrance
- 3/4 Bath Vanity with Oil Rubbed Bronze Faucet
- Wrought Iron Spindles on Stairs
- Prairie Style 2 Panel Doors Throughout with Oil Rubbed Bronze Handles and Hinges

- Direct Vent See Through Ceramic Faced Energy Efficient Fireplace with Beautiful Stained Mantle
- Large Master Bedroom with 10' Ceiling Including Box Vault with Crown Moldings and Large Upgraded Trimmed Windows
- Master Bath with Double Separated Vanities, Marble Tops, ORB Plumbing Fixtures, Oversized European Walk-in Shower with seat including 2 shower heads, 3/8" Frameless ORB Shower Door, 6' Jetted Whirlpool and Large Walk-in Closet
- Large Secondary Bedrooms with Walk-in Closets
- 2 Neutral Interior Wall Colors
- Extensive Use of Woodwork Throughout Including 5" base and 3 1/4" casing
- Trane High Efficiency 92% Furnace & 13.0 SEER Air Conditioner with 10 Year Parts & 1 Year Labor Warranty
- 50 Gallon Hot Water Heater
- ¾ Bath Stub in Basement
- 2 Exterior Faucets
- Energy Conserving Toilets and Shower Heads
- LED Can Lights
- 9' Foundation Walls
- Painted Garage Walls
- Extensive Upgraded Foam and Caulking Package
- R-49 Insulation in Attic
- House Wrap with Window and Sill Taping
- Tile Floors in All Bathrooms and Laundry Room
- 8 Phone or Cable TV Outlets
- Great Room, Master Bedroom and Covered Porch Pre-Wired for Ceiling Fans
- Custom Meeting with Interior Designer for Selection Process
- Fully Sodded lot (Up to 12,000.00 sq ft)
- Custom Meeting with Landscape Designer

SUBJECT TO CHANGE WITHOUT NOTICE