



## **Standard Features** **The “FALLON”**

- 4 bedroom with 3 baths Reverse Story and a Half
- 10'-12' Ceilings on the First Floor
- Fully Insulated Wind Rated Overhead Flush Garage Doors
- Fully Insulated Garage
- 30 Year Five-tab Composition Roof
- Heavy Gauge Pre-Primed and Painted Gutters & Downspouts with Baked on Finish
- Milgard Low E Casement Windows; Single Hung, Casement and Fixed Windows
- LP Smart Trim
- Screens on all Operable Windows
- Fiberglass Insulated Front Door (Prairie Style 2 Panel), Deadbolt, and Full Glass Sidelight & Full Glass Insulated Back Door
- 10'x10' Concrete Patio Where Lot Accommodates
- Fully Sodded Yard up to 12,000 sq.ft.
- Custom Design Meeting with Landscape Contractor
- Knock Down Ceilings Throughout (minus garage)
- Garden Kitchen with Custom Alder Kitchen Cabinets, Monorail Drawer Glides, Center Island with Eating Bar, Large Walk-In Pantry, and Built-in Recycling Bins, and Icemaker Box.
- Granite Kitchen Island
- Upgraded Black Moenstone Solid Surface Kitchen Sink with Oil Rubbed Bronze Pull-Out Faucet
- Rustic Pre-finished White Oak Hardwood Flooring in Entry, Great Room, Kitchen, Dining, Pass Hall, and Mud Room. Buyer may also pick 3” Rustic Hickory or Rustic Walnut
- Upgraded Stained Pantry Door with Design
- Tall Tub Quiet Dishwasher, Self-Clean Smooth Top Range and Microwave
- 1<sup>st</sup> Floor Laundry with Access to Master Closet
- Tile Floors in Laundry Room
- Built in Stain Grade Mud Room Bench with Hooks Off of Garage Entrance
- Hall Bath Vanity with Bun Feet with Marble Top Including Oil Rubbed Bronze Faucet
- Oil Rubbed Bronze Framed Mirrors in all Baths
- Wrought Iron Spindles with Maple End Caps on Stairs
- Prairie Style 2 Panel Doors Throughout with Oil Rubbed Bronze Handles and Hinges
- Direct Vent Ceramic Faced Fireplace with Beautiful Stained Mantle

- **Large Master Bedroom with Large Windows**
- **Master and Great Room Pre-Wired for Ceiling Fans**
- **Master Bath with Double Vanities Including Oil Rubbed Faucets, Marble Tops, Spacious Walk-In Shower with Oil Rubbed Shower Door, and Large Walk-in Closet**
- **Tile Master Bath Tub/Shower/Floor**
- **Large Secondary Bedrooms**
- **Guest Bedroom with Private Bath on 1<sup>st</sup> Floor**
- **Tile in Secondary Baths in Tub/Shower/Floor**
- **2 Neutral Interior Wall Colors**
- **Extensive Use of Woodwork Throughout**
- **Upgraded Carpet Throughout with 6 lb. Carpet Pad**
- **Trane High Efficiency 90% Furnace & 13.0 SEER Air Conditioner**
- **10 Year HVAC Trane Warranty/Labor & Material**
- **Digital Programmable Thermostat**
- **3 Phone & Cable Outlets**
- **CAT5 Wiring**
- **50 Gallon Hot Water Heater**
- **Sump Pump System**
- **200 Amp Service Panel**
- **Three Standard Exterior Electrical Outlets**
- **Two Exterior Faucets**
- **Energy Efficient Toilets and Shower Heads**
- **2 Car Garage**
- **9' Foundation Walls**
- **Upgraded Foam and Caulking Package**
- **R-49 Insulation in Attic**
- **R-13 Wall Insulation**
- **R-30 Vaulted Ceilings**
- **Upgraded Foam and Caulking Package**
- **Energy Efficient Toilets & Shower Heads**
- **Whole House "Tyvek" Wrap with Windows and Sill Taping**
- **All Screw Down Squeak Proof Floors \*\***  
**\*\*Control of Humidity level may affect this feature, see Gabriel Homes, Inc. Addendum #11**
- **Bar in Lower Level**
- **Ample Storage in Lower Level**

**SUBJECT TO CHANGE WITHOUT NOTICE**  
**9-22-2014**