



GABRIELHOMES, INC.

Standard Features **The “Khloei”**

- 4 bedroom with 3.5 baths
- Craftsman Style Lap Front Elevation with Custom Shutters
- Oversized Wrap Around Covered Front Porch with Arches
- 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 with Grilles on Front
- Fiberglass Insulated Front Door (Prairie Style 2 Panel), Deadbolt, and Full Glass Sidelight & Full Glass Insulated Back Door
- 10’x10’ Concrete Patio (applies to full height basement walls)
- 9’ Ceilings on the First Floor
- Knock Down Ceilings Throughout (minus garage)
- Garden Kitchen with Custom Beechwood Cabinets, Laminate Tops, Soft Closing Drawers, Center Island with Eating Bar, Large Walk-In Pantry, Built-in Recycling Bins and Icemaker Box.
- Granite Top on Center Island
- Upgraded Black Composite Solid Surface Kitchen Sink with Oil Rubbed Bronze Pull-Out Faucet and Soap Dispenser
- Spacious Breakfast Room with Large Windows
- Pre Finished Rustic Hardwood Flooring in Entry, Great Room, Kitchen, Breakfast Area, ½ Bath and Pass Hall
- G.E. Tall Tub Quiet Dishwasher, Self-Clean Smooth Top Range and Microwave
- 2nd Floor Laundry with Cabinet
- Stained Mud Room Bench Seat with Hooks Off Of Garage Entrance
- ½ Bath Vanity with Furniture Base, Marble Top and Oil Rubbed Bronze Faucet
- Wrought Iron Spindles with Maple End Caps on Stairs
- Prairie Style 2 Panel Doors Throughout with Oil Rubbed Bronze Hardware
- Direct Vent Ceramic Faced Fireplace with Beautiful Stained Mantle
- Large Master Bedroom with Large Windows and Sitting Area
- Master Bath with Double Vanities Including ORB Plumbing Fixtures, Marble Tops, Spacious Walk-In Shower with Seat, ORB Shower Door and Large Walk-in Closet
- Large Secondary Bedrooms
- Guest Bedroom with Private Bath
- 2 Neutral Interior Wall Colors
- Extensive Use of Woodwork Throughout

- Upgraded Carpet Throughout
- Trane High Efficiency 90% Furnace & 13.0 SEER Air Conditioner
- 10 Year HVAC Trane Warranty: 10 year parts, 1 year labor
- 50 Gallon Hot Water Heater
- Energy Conserving Toilets and Shower Heads
- 3 Car Garage with Painted Walls
- ¾ Future Bathroom Stub in Basement
- 9' Foundation Walls
- Upgraded Foam and Caulking Package
- R-49 Insulation in Attic
- Whole House Wrap with Window and Sill Taping
- Screw Down All Floors

SUBJECT TO CHANGE WITHOUT NOTICE