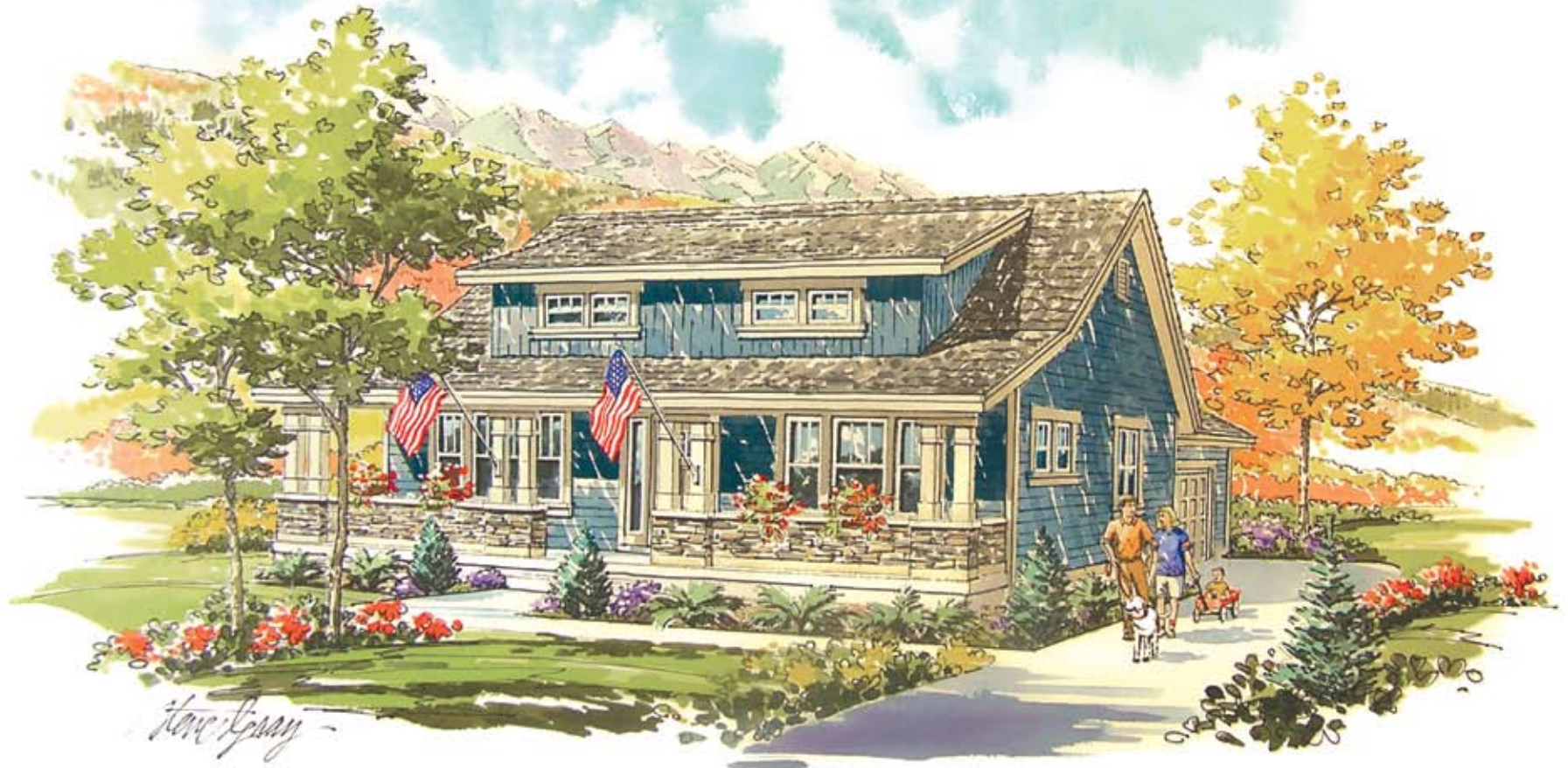
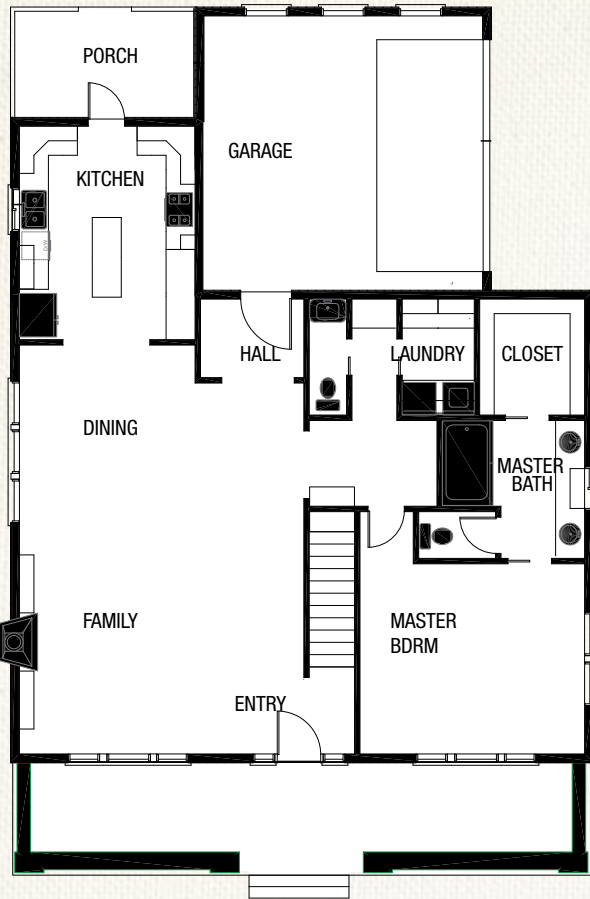


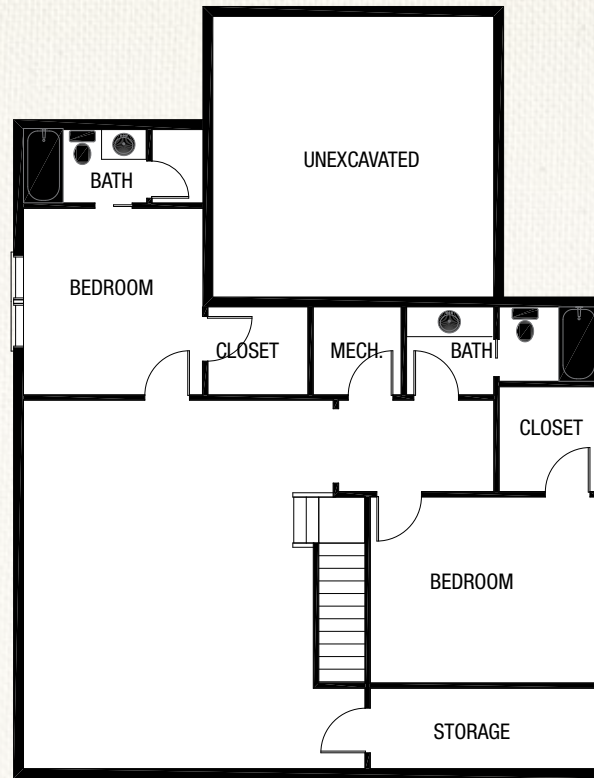
THE CARRABELLE



✿ Main Floor



✿ Basement



✿ Carrabelle Home Details:

Total Square Footage: 2848
main: 1404, basement: 1444

Total Bedrooms: 3
main: 1, basement: 2

Total Bathrooms: 3.5
main: 1.5, basement: 2

Interior Features

- » 9ft ceilings
- » 2 x 6 exterior walls
- » Energy heels on trusses (allows greater insulation in attic above exterior walls)
- » House wrap (prevents air infiltration)
- » Structured wiring for security, sound, and TV
- » Outlets in soffit for heat tape and holiday lighting
- » Foam around all windows, exterior doors, and penetrations in wall cavities
- » R-23 insulation in exterior walls

- » R-50 insulation in attic
- » Insulated garage walls & ceiling
- » Specific insulated walls for sound
- » Tested sealed air ducts
- » Insulated 16ft x 8ft garage doors with weather stripping
- » Garage door opener with outside keypad
- » 30 yr architectural grade asphalt shingles, woven in valleys
- » Central vacuum system
- » Night lighting on stairways for safety

- » Cased windows with wood sills
- » Wood, tile and carpet flooring
- » High quality, Low-E vinyl windows (with additional weather stripping)
- » 90% gas efficient furnaces with programmable thermostats
- » High efficient 13 seer central air conditioning units
- » Gas efficient fireplaces
- » Hot water recirculation lines (hot water on demand, reduces water usage)
- » Hot & cold water in garage

- » Local custom made cabinets with granite kitchen counter tops and other selected areas
- » Viking stainless steel appliances
- » Plumbing for water softener

Exterior Features

- » Large covered front porches
- » Rear, side entry garages
- » Maintenance free hardiboard siding with aluminum soffit and fascia
- » Covered maintenance-free deck with gas BBQ hookup