

## 2007 HOME-A-RAMA AT STONEGATE'S HOME STYLE AND FEATURES

This year's HOME-A-RAMA home by Rex Brown opens the eyes of those with discriminating tastes. The French Country exterior style of the home satisfies the rigid – and authentic – guidelines set by Stonegate. Designed by Rex and award-winning architect Steve Goldberg, this home stands apart, yet still comfortably fits Stonegate's look and feel.

Award-winning interior designer Kristina Lawson worked with Rex to develop a newer "Modern Casual" theme for the interior of this home. A forward-thinking look that exudes true elegance yet remains relaxed. Modern casual combines the best of modern, casual, retro and contemporary styles, resulting in the clean, easy-to-live-in look we all want, without sacrificing the classic touches that make us feel good. Kristina and Rex believe this modern casual approach bridges elegance and real-life, creating a warm, relaxing, yet impressive home environment. The home features darker stained products, lighter tiles, less distressing, polished nickel and chrome finishing, more solid colors, sharper edges, and other warm touches. Dresser vanities and other furniture are used, replacing on-site, painted built-ins.

As with older European homes, custom, wood shutters and flower boxes on the front allow the rustic, rough sawn cedar to blend with tumbled red brick and tinted mortar. Varying window sizes around the home reflect an asymmetry, keeping with the French Country style. The rich mahogany entry door blends with the other wood features. Copper finials on the roof blend with the copper counter flashing where brickwork meets roof. Porches on the front and use brick pavers that match the face brick to reflect an old world finish.

The interior living space showcases an open design, grouping rooms on the main floor. The dining room, kitchen and hearth room combine accommodates casual and formal dining. The generous hearth room, with its large beams and fireplace, create a warm gathering place for family and friends. The entire main floor is nearly all exotic Asian cherry hardwood allowing for a smooth flow. The front study/bedroom with attached full bath is designed to evolve with a family's changing needs.

The master bedroom, smartly located on the main floor, features dresser vanities and a matching storage hutch, with easy direct access to the outdoor room and patio. The second floor includes three large bedrooms with two full baths – one a jack-and-jill. A larger finished bonus room allows for an office, a gallery or other family space. The basement is finished with a theme of "family and friends," featuring a wet bar, billiards/gaming area, social room, theater/family room with a step down floor, an extra bedroom or gym, and a full bath.

The home's best features aren't limited to indoor spaces. Secluded and comfortable outdoor living is promoted via a covered porch, a paver patio with a gas fire pit, and a fence for privacy. The attached outdoor room uses rough sawn cedar timber that matches the front shutters and flower boxes. As with any Home-A-Rama home, the entire site is landscaped to the highest standards.

The home is painted Anderson Window's "Sandstone" color. All windows and doors are clad and the roof is an upgraded 30-yr dimensional GAF brand shingle in weathered wood-colored.

**2007 HOME-A-RAMA AT STONEGATE'S HOME BUILDING SPECIFICATIONS:**

**BASEMENT FOUNDATION:**

- Basement walls are poured at 9'. Basement & other foundation walls are 8" wide poured concrete with rebar.
- Exterior of walls are coated with a water sealant and a PVC membrane to prevent dampness inside the basement.
- Perimeter drain tiles are installed on both sides of foundation wall. Basement has (2) sump pump pits with (2) new pumps installed just before completion of home and a battery back up with the entire system monitored by an alarm system.
- Window wells are poured walls with an actual brick liner.
- All footings have five-bag concrete mix (3000# PSI Test) with rebar.

**FLOOR & WALL SYSTEMS:**

- All lumber is kiln dried.
- Wall plates are treated 2x4.
- Subfloor is ¾" T&G sheathing glued and nailed at framing stage; subfloors are sanded at seams and humps and renailed a 2nd time at trim phase.
- Floor joists are 14" TJI floor joists.
- Walls are framed with at least 2x4 at 16" o/c. Support foundation walls is 2x6 or larger (where required).
- All exterior sheathing is ½" R-Max (or equal) or OSB plywood.
- Tyvek house wrap material is installed on all exterior walls.

**WINDOWS & EXTERIOR DOORS:**

- All windows are manufactured by *Anderson Windows & Doors*, and are aluminum-coated exterior, with internal, aluminum grills/mullions.
- Doors are manufactured by *Therma-Tru*.
- Front door is custom built using Mahogany.

**GARAGE DOORS:**

- Garage doors are 16' x 7' & 9' x 7' insulated and custom built to match the home design, with (2) openers, (2) remote controls, & a remote digital keypad outside the 16' door.
- The opener under the finished bedroom is upgraded to be super quiet, commercial grade.

**SIDING/SOFFIT/EXTERIOR TRIM/FASCIA:**

- All exterior siding is Hardiplank Lap Siding (cement fiberboard) with a 50-year warranty (by manufacturer).
- Soffit is rough sawn fir plywood. Fascia & freeze boards are rough sawn spruce and/or cedar.
- All exterior wood products are painted with (2) coats of high quality 100% Acrylic paint (in addition to factory primers).

**ROOFING:**

- Roofing material is GAF brand 30-year Dimensional shingles in Weathered wood color installed over 15lb felt paper.

**BRICK, FLASHING & COUNTER FLASHING:**

- The entire first floor is wrapped with brick. Brick is Queen size Cherry Hill Tudor by General Shale with Buff colored mortar.
- The front has authentic limestone accents and a limestone masonry address block.
- All masonry chimneys, roof stacks, and other rising surfaces from roof are flashed with Copper flashing in a stair step pattern.

**GUTTERS & DOWNSPOUTS:**

- All gutters are custom made on site and are seamless, continuous, aluminum 6" with 3" x 4" downspouts. The color is Anderson's Sandstone.

**CONCRETE DRIVEWAY & OTHER CONCRETE ON EXTERIOR:**

- Driveway and sidewalks have 5-1/2 bag concrete mix, 4000 PSI, & are finished with a standard broom finish. Driveway is 10' wide (Stonegate's requirement) at street and 24' turn-around with a 3' curved sidewalk leading from drive to front door and front porch to city walks.
- Driveway has an exposed aggregate finish with stamped concrete (stone) border.
- The front sidewalks are stamped concrete (stone).
- Front and rear porches are poured concrete with brick pavers set in mortar.

**LANDSCAPING & IRRIGATION/ PAVER PATIOS:**

- Landscaping cost is \$30,000 retail cost and includes: final grading, full lot irrigation, entire lot sod, plantings, mulch, stonework, special cleaning, and burying of downspouts.
- Rear yard has a wooden privacy wall on one side (see site plan) made from cedar and stained to match other cedar features on home.
- Rear yard has a paver patio set in sand (see site plan), approximately 350 sq ft with a fire pit plumbed w/ gas. Perimeter of paver patio has an 18" wall for seating.

**MAILBOX & YARD LIGHT:**

- Home has a mailbox & yard light per subdivision requirements.

**HEATING/COOLING SYSTEMS:**

- Home has (2) complete systems. Both the furnaces and air conditioners are Trane brand.
- Furnaces are 91%+ A.F.U.E. (annual fuel economy) high efficiency, gas, & forced air with electronic ignition.
- Air conditioners are 13.00 SEER (seasonal energy efficiency ratio) high efficiency centralized unit.
- Both systems have upgraded Honeywell programmable thermostats.
- Two dehumidifiers are included in home.

**FIREPLACE:**

- Home has a 36" Heat & Glow direct vent, gas fireplace with custom mantel and ceramic tile face.

**PLUMBING:**

- Home has all Kohler brand plumbing fixtures.
- Water supply piping is Pex Brand tubing and the drain piping is PVC throughout the home.
- Home has two frost proof sealcocks.

- Water Heater is 50-galon, high efficiency, gas powered, power-vent Rheem or equal.
- The laundry room is equipped with washer hookup & drain; laundry is wired for an electric dryer vented to exterior.
- Home is plumbed so that the interior water supply runs through a water conditioner.
- Home has reverse osmosis water lines run to the following locations: (2) refrigerator ice makers, wet bar sink, & kitchen sink.
- Water softener and reverse osmosis drinking water systems are included with home.

**FAUCETS:**

- Home has all *Kohler* brand plumbing fixtures.

**GAS FOR APPLIANCES:**

- Home has gas at cook top in kitchen, furnace, hot water heater, fireplace, & fire pit.

**ELECTRICAL & LIGHT FIXTURES:**

- The electrical service has two distribution boxes, one 200 amp & one 100 amp (due to the size of the home).
- All wiring is ROMEX (copper based wire).
- Home includes: door chimes (installed at front door to chime on 1st floor & basement), bathroom exhaust fans, smoke detectors, GFI & arch fault protected circuits where required, prewiring for cable TV outlets and 2-line phone jacks.
- All phone wire is category 5; both phone & cable wire is installed in a “home run” method.
- Total number of receptacles, light boxes, switches and circuits exceed local building codes.
- All major rooms & bedrooms have a rough-in for ceiling mounted light fixtures and/or fans.
- Home has an extensive number of recessed (can lights, under- cabinet strip, eyeball) light fixtures. Under counter lighting is included in the kitchen & mom’s rm and is halogen based.
- The surface mounted light fixtures are consistently designed throughout the home and have a retail value of \$15,000.

**SECURITY SYSTEMS/ SOUND SYSTEMS/ HOME THEATER/ INTERCOM/ SMART HOME:**

- Home has an upgraded alarm system.
- Home has a media room that is wired for state-of-the-art standards which could include: projector with oversized screen, & 9 speakers. (Actual equipment not included.)

**INSULATION:**

- Home has fiberglass insulation as follows:
  - o garage & finished basement walls R-11
  - o exterior main home walls R-13
  - o box sills R-19
  - o tray & cathedral ceilings R-30
  - o flat ceiling R-38 (blown)
- Home is fire-caulked & blocked and polycell anti-air infiltration (foam sealed) is installed at all penetrations.

**DRYWALL & CEILING TEXTURES:**

- Home has ½” drywall on all walls & 5/8” on ceilings, primed once and painted with one coat of high quality eggshell paint. Ceiling paint is flat.
- Home has stipple-knock down texture on ceilings and a standard stipple on garage ceilings.
- Home has the drywall finished in garages.

**MASTER BATH:**

- Home has all *Kohler* brand plumbing fixtures. Home has elongated stool in master bath.
- Master bath has a white 42” x 72” whirlpool tub and custom tile shower base with tile on the walls & a custom glass shower door.
- Home has two dresser vanities cabinets with a matching storage cabinet; dresser vanities have natural granite tops w/ under-mounted bowls.
- Accessories include framed mirrors, towel bars, towel rings, & paper holder; all are in an oil rubbed bronze finish.

**POWDER ROOM:**

- Home has all *Kohler* brand plumbing fixtures. Home has elongated stool in powder rm.
- Powder room has a dresser vanity with natural granite top and under-mounted bowls.
- Powder room accessories include an arched mirror, one towel ring, & one paper holder; all are in an oil rubbed bronze finish.

**JACK & JILL/ PRIVATE/ BASEMENT BATH(S):**

- Home has all *Kohler* brand plumbing fixtures. Home has elongated stool in all baths.
- Tubs and shower units are white fiberglass.
- Vanity cabinets are per plan with a one-piece marble top and bowl.
- Accessories include a mirror that is the same width as vanity & 36” tall, towel bars, towel rings, & one paper holder in a chrome or polished nickel finish.

**KITCHEN CABINETS/ BATHROOM VANITIES/COUNTERTOPS/APPLIANCES:**

- Cabinets in kitchen are Decora brand and are two colors: perimeter is warm cherry with a black island. Actual specifications are available upon request.
- Counter tops are granite with an under-mount stainless steel sink with an Insinkerator garbage disposal.
- Appliances in kitchen are all GE Profile stainless steel finish and include: 42” built-in refrigerator, 36” SS gas cook top, dual range, built-in microwave, and dishwasher.

**INTERIOR TRIM/ MILLWORK/INTERIOR DOORS/STAIRWAYS:**

- Interior trim/millwork is real wood pine or poplar.
- Window & door casing is a beaded style 2-3/4”.
- Baseboards are a beaded style 7-1/4” on main level and 5-1/4” on all other floors.
- All interior doors are raised 2-panel square top, solid core, composite.
- All interior millwork is primed & painted with two coats of high quality semi-gloss paint.
- All stair systems are closed treads & risers and are carpet wrapped.
- Main handrails are large stained oak rails with wrought iron balusters.

**ALL DOOR HARDWARE & HARDWARE THROUGHOUT HOME:**

- Home has *Kwikset Ultramax* brand locks-doorknobs in an oil rubbed bronze finish.
- All other miscellaneous hardware throughout the home is an oil rubbed bronze finish.

**FLOOR COVERING/ CARPET/ HARDWOOD/ CERAMIC TILE/ VINYL FLOORING:**

- All of main floor is an exotic Asian cherry hardwood; the following rooms are excluded: master suite (carpet & tile), rear entry (tile), & mom's rm (tile).
- Ceramic tile is installed on all floors in baths and laundry and in master bathroom in the shower & whirlpool tub.

**PAINT & STAINING:**

- The painting and staining schedule is custom and unique to this Home-A-Rama.

**The Home-A-Rama building process is defined as:  
A continual evolution and development of a one-of-a-kind award winning home.  
This home is still available. Don't miss this chance to get your dream home!**

5/27/2007