

## Richfield Luxury Ranch – Custom Features

- 2713 Sq Ft- 3BR, 3.5 BA, Zero Entry
- 1575 Sq Ft garage- Insulated/Drywalled/Heated/wall mount jack shaft garage door openers, Upgraded Insulated Carriage Wood Grain Steel Doors (18'x8')& keyless entrypad
- Fiberglass Craftsman entry door w/glass insert & sidelights/transom
- 9' , 10' , 11' ceilings
- Wide Colonial Millwork
- Decora Light switches
- 3 Panel Craftsman Interior Doors
- Custom Wood Cabinetry
- LVP flooring
- Kitchen Appliances: White GE Café' – 6 burner gas cooktop, wall oven, microwave, Refrigerator w/ice maker, dishwasher, hood, 1/3 hp garbage disposal, pot filler
- Granite countertops & Composite Granite Resin Kitchen Sink
- Walk In Pantry
- Above outlets & Below kitchen cabinetry lighting
- Kitchen Island: 108" x 54" - Additional backside cabinets, undercounter beverage refrigerator, recessed ceiling above island w/pendants
- GR: Gas FP, 11' stepped ceiling w/recessed lighting, ceiling fan
- Dinette: 9' patio door to concrete patio
- Office w/ closet
- Mudroom
- Laundry w/utility sink, cabinetry, washer & dryer w/raised pedestals
- BR 2 & BR 3 w/ WIC's, private ensuites (raised vanities & ceramic tile, ADA toilets)
- Primary BR: 10 ceilings
- Primary BA: Raised Vanity/Double Sinks/Granite, Ceramic tile Flooring, Custom Tiled Walk in Shower w/2 shower heads/shampoo niche/bench, ADA toilet, Water Closet & Linen closet
- Primary Closet: 12' x 10' w/Island 2' x 3' w/custom shelving
- Powder Rm w/custom vanity & LVP flooring
- Stairs to LL: LVP treads & risers w/wood posts w/metal balusters

Exterior:

- Low maintenance Prefinished LP Smart Side Siding w/Stone
- Low E insulated glass vinyl windows
- 30 yr Dimensional Shingles
- Paved Circular Driveway, Concrete rear patio
- Mailbox & Lamppost
- Seamless Aluminum Gutters
- 3 Hose Bibs
- 1 Hose Bib in garage

Mechanicals:

- 96% Efficient Gas Furnace w/media type air cleaner
- Central Airconditioning
- Programmable Thermostat
- (2) Tankless Water Heaters
- 9' Basement Poured Walls
- 2 Egress windows w/fieldstone area wells
- Full Bath Roughed In
- Water Softener
- Radon system