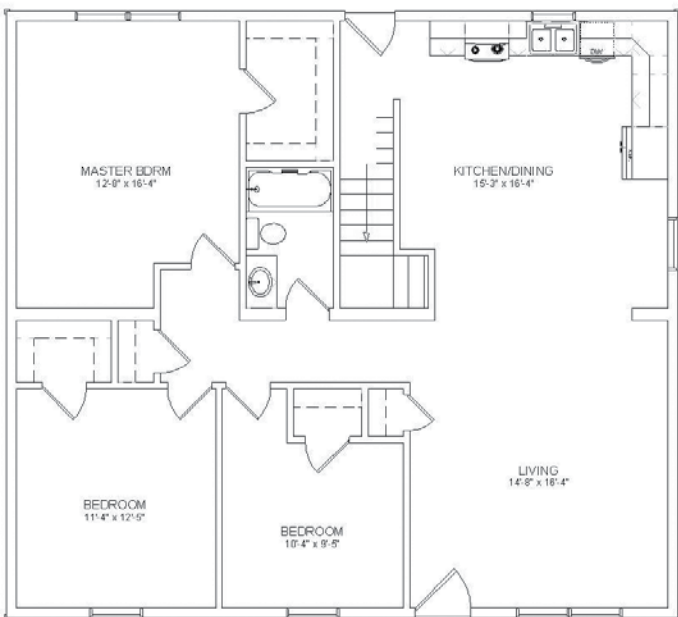


3 BED / 1 BATH
1304 sq. ft.
34'4" x 38'





Shown with front dormer and vinyl shutters







MODEL #102209-1
basement set

3 Bedroom, 1 Bath – with Basement


EXTERIOR

- Architectural 30-year shingles 
- Anderson vinyl thermal windows maintenance free Low-E
- Vented vinyl soffit and steel fascia
- Maintenance free vinyl lap siding
- 6-panel steel exterior door includes LARSON storm door 
- Porch lights at all entrances

CONSTRUCTION

- 11-7/8" engineered floor truss 
- 12" eaves
- 12" reinforced steel frame
- 2" x 6" exterior walls – 2" x 4" interior walls 16" o.c. 
- R38 insulation in roof (4/12 roof pitch)
- R19 insulation in exterior walls
- R25 insulation in floor (belly wrap)
- 3/4" tongue and groove floor decking
- 7/16" OSB on both sides of exterior walls 
- 8' sidewalls 

MECHANICAL & ELECTRICAL


- Duct system installed in insulated floor truss cavity 
- Copper wire throughout
- Furnace (gas or electric)
- 200 Amp electric panel
- Water shut off valves throughout
- Water heater (gas or electric)
- Glass globe light fixtures
- Chandelier in dining room
- Smoke detector with battery backup

 Standard features that add structural durability and are better than what the competition offers.


INTERIOR

- Tape and texture ceiling
- Tape and texture walls with bullnose corners
- Plush carpet with deluxe pad– lr and bdrms
- Brushed nickel door hardware
- Linoleum flooring in br, kitchen, & dr
- Hardwood trim package
- Prefinished 6-panel interior doors
- Wired, plumbed, vented for washer and dryer

KITCHEN

- Custom built oak cabinets 
- Adjustable shelves in overhead cabinet
- Drawer rollers throughout
- Stainless steel double sinks 8" deep
- Single lever faucet with spray nozzle
- 25' cubic ft. refrigerator with ice and water
- Deluxe electric range
- Range hood with exhaust fan and light

BATHROOMS

- Custom built oak cabinets 
- China style lavatories
- 60" one-piece tub
- Bath vent fan in each bath
- Vanity mirrors with strip lighting
- GFI electrical receptacle

UPGRADE OPTIONS

Below is a list of available upgrade options. Superior Homes offers many popular floor plans as well as the opportunity to customize. Homeowners are able to create a one-of-a-kind home designed especially for them.

EXTERIOR

- Hardie plank siding
- Smart trim
- Vinyl thermal patio door
- Porch
- Dormers
- Garden door
- Decorative exterior door
- Gridded windows

INTERIOR

- Upgraded custom cabinets
- White trim package
- Laminated flooring
- Fireplace
- 6-door bench bay

KITCHEN

- High definition countertops
- Raised panel cabinet doors
- Ceramic back splash and edging
- Stainless steel or black appliance package
- Roll-out shelves
- Dishwasher
- Microwave over range

BATHROOMS

- Corner oval tub with whirlpool
- Neo-angle shower stall
- Elongated stools
- Additional 1/2 bath
- Ceramic back splash / ceramic edging
- Beveled counter edge

GREEN

- Floor-wall-ceiling insulation upgrades
- High efficiency furnace
- Energy Star appliances
- Argon Gas window option



Due to continuous product development and improvement, prices, specifications and materials are subject to change without notice or obligation. Square footage and other dimensions are approximate. Included renderings are artist renderings and are not intended to be an accurate representation of the home. Renderings and floor plans may be shown with optional features that may not be available in all situations.



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