

# HINSDALE MEADOWS

## DUPLEX VILLA

### INTERIOR FEATURES

- Ashley, nine-foot main floor ceiling, featuring a two story living room
- Becket, nine-floor combined w/vaulted ceiling on main level
- Nine-foot first floor ceilings
- Site-finished 2-1/4" oak hardwood flooring in foyer, great room, den, dining room, kitchen, breakfast nook per plan, and powder room
- Master bedroom/secondary bedrooms/loft to have standard wall to wall carpet with padding
- Carpeted stairs with oak rails, balusters, and newel from 1st floor to upper level
- Spacious walk-in closets
- Raised two-panel solid-core smooth interior painted doors with satin nickel hardware
- 5-1/4" painted baseboard and 3-1/2" painted window casing
- 5-1/4" painted crown molding in powder room and master bedroom
- First floor laundry room with tub, Kohler faucet, 12"x12" ceramic tile
- (4) tv/cable jacks and (2) cat 6 internet/telephone jacks
- (6) 6" recessed canlights
- (6) Lutron Smart Switches with hub

### KITCHEN FEATURES

- Site-finished 2-1/4" oak hardwood flooring in kitchen and breakfast room
- Pre-finished white or stained full-overlay maple wood cabinets with 40.5" high wall cabinets and crown molding, pullout trash, and under cabinet lighting
- 1-1/4" premium granite/quartz countertop with stainless steel undermount sink with Kohler® Simplice pull down faucet
- Full height 3" x 6" subway tile in kitchen
- Venting to exterior for hood selection, per plan
- \$7,000 appliance allowance, must use pre-approved vendors per Edward R. James Homes.
- 1/3hp Badger disposal by Insinkerator with air switch
- Carpenter built pantry

### BATH FEATURES

- Maple, oak, & texture melamine prefinished full-overlay 34-1/2" high vanity cabinet
- 1-1/4" granite/quartz countertops with undermount white sinks
- Exhaust fans vented to exterior
- 42" vanity mirrors

#### Master Bath

- Double bowl vanity with Kohler® Alteo faucets in polished chrome finish
- Kohler® Cimmaron elongated comfort height toilet in white
- Separate shower & soaking tub per plan
- 3/8" frameless swing shower door with panel per plan
- 12"x24" ceramic floor tile, 12"x12" surround, ceramic wall tile with 9"x24" niche, in shower
- Framed mirror with painted trim

#### Secondary Bath

- Kohler Alteo faucets in polished chrome
- Sterling Wyndham toilet with elongated bowl in white
- 12" x 12" ceramic tile on floor & wall up to 7'

#### Powder Room

- Sterling pedestal sink
- Kohler® Alteo faucet in polished chrome finish
- Kohler® Cimmaron elongated comfort height toilet in white

### EXTERIOR & HOME FEATURES

- Picturesque, intimate community setting with exceptional landscaping and serene pond
- Stone and Hardie siding exterior
- 30-year architectural shingle roof
- Stamped concrete on front porch and stairs
- Painted, insulated fiberglass front door with Schlage handle
- Attached two-car garage insulated garage door
- Vinyl single-hung windows with dual pane insulated grille and low-e glass
- Pre-finished aluminum gutters and downspouts
- Energy-saving insulation: R-19 walls and R-49 ceilings in house, R-49 in garage with living space above
- Two frost-proof hose bibs and gas line at patio
- 4" stamped concrete patio with steps per plan

### UTILITIES

- High efficiency gas forced air heating system with individual cold air returns
- 200-amp electrical service
- Central air conditioning 13S.E.E.R.
- 50 gallon glass-lined, gas fired waterheater
- Gas supply and vent hook-up for optional dryer
- Plumbing hook-up for optional washer
- Underground utility service
- Copper-pipe water supply

## EDWARD R. JAMES COMPANIES

EXCEPTIONAL HOMES... EXCEPTIONAL PLACES



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