



Ivy Creek, Ranch Townhome

\$ _____

- 1,510 SF of Finish on Main and Lower Level
- 3 Bedrooms
- 2 Full Baths
- Two Car Attached Garage
- Full Basement with Egress Windows
- Patio
- Landscaping
- Home Warranty
- NO Association Dues



FEATURES

- Open Kitchen Design
- Vaulted Ceilings
- Walk in Closet in Master Bath
- Lower Level Family Room
- *Merrillat* Oak Cabinets
- Oak Trim
- *GE* White Refrigerator, Range, Microwave and Dishwasher
- Laundry Hookups in Lower Level
- Cultured Marble Vanity Tops
- Ceiling Fans in Living and Master Bedroom
- Brushed Nickel Hardware and Lighting
- *Schlage* Locksets
- *Leviton* paddle switches
- *Delta* Faucets
- Laminate Kitchen Flooring
- Wired for Cable and Internet
- Executive Texture on Ceilings
- Heavily Sound Insulated on Common Wall

ENERGY EFFICIENCY

- *Amana* High Efficiency Furnace (92%)
- *Amana* High Efficiency Central Air (13 SEER)
- *Honeywell* Digital Thermostat
- *Tyvek* House Wrap
- *Pella* Low E Windows

MAINTENANCE FREE EXTERIOR

- Cultured Stone or Eldorado Stone Work
- Vinyl Siding
- Aluminum Soffit, Fascia and Gutters
- *Timberline* Shingles
- Steel Entry and Garage Doors

CHOICE

- You pick Cabinets, Flooring, Countertops, Paint and more
- No Charge Interior Design Service
- You pick from many upgrades (please see reverse side)
- Plans have choice of different frontal elevations

WHAT'S NOT INCLUDED?

- Window Treatments
- Shower Doors
- Washer /Dryer

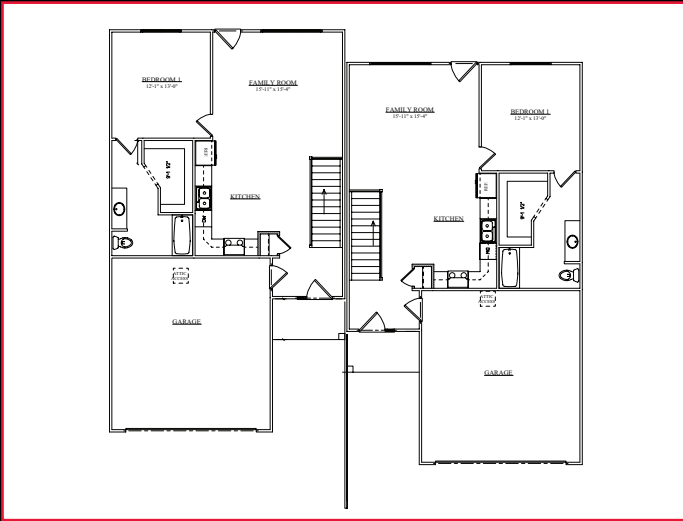
MORE....

- No Association Dues
- Home Owners Warranty
- No Construction Loan Needed Just End Term Financing

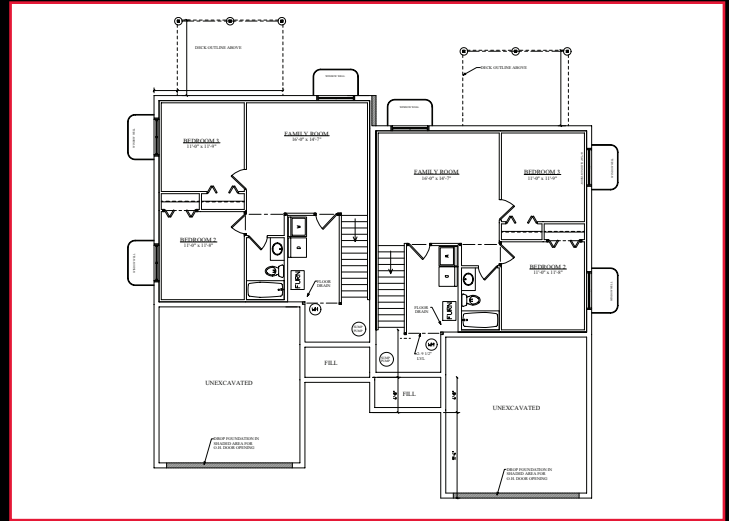


Ivy Creek, *Ranch Townhome*

MAIN FLOOR



BASEMENT LEVEL



CUSTOM UPGRADES

Painted Masonite Doors/Trim.....	\$1,100	Painted Ceilings.....	\$300
Maple Essentials Cabinets	\$880	Frieze Carpet	\$400
Kitchen Crown	\$160	Nickel Light Fixtures	\$240
Kitchen Pulls.....	\$240	Schlage Lever Locks	\$80
Corian Countertops.....	\$750	Fireplace with Wood Front	\$4,200
Island.....	\$1,250	Deck.....	\$1,400
SS GE Appliances	\$1,800	Programmable Thermostat.....	\$50
25 CF side by side with ice/h20	\$850	Nickel Faucets	\$240
Hardwood Kitchen Floor.....	\$1,400	Nickel Towel Bars	\$70
Tile Bath.....	\$470	Full Garage Sheetrock Texture	\$600
Two Color Walls	\$150	Garage Keypad.....	\$50

Visit www.pinnaclepropertiesames.com for more details

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