



1501 CANAL STREET

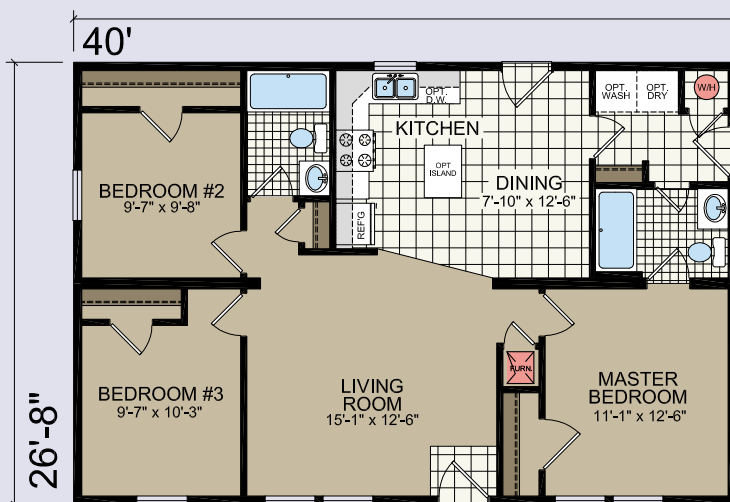
1067 SQ.FT. - 3 BED - 2 BATH

Included in this home is a front porch, two car garage with a service door and front yard landscaping. The construction adheres to all local codes while exceeding fire and safety codes.

This energy efficient home feature high insulation requirements that extend beyond what is required. Low-E windows and a tight building envelope keep the elements outside thus offering 20 to 30 percent more efficiency to maintain a comfortable temperature inside.

On the back, you will find a breakdown of **Standard Features** that come with this home. In addition to the Standard Features, please contact our Sales Counselor at 720-693-2522 for a detailed breakdown of **Pre-selected Builder Upgrades** and **Buyer Options** that were made for this home.

For more information, please call 720-693-2522



L-E24 THE FRANKLIN FLOOR PLAN

Shown with optional exterior. All renderings and floor plans are subject to change without notice.



RIVERVIEW COMMONS

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In addition to these Standard Features, please contact our Sales Counselor at 720-693-2522 for more information about the Pre-selected Builder Upgrades and Buyer Options for this home.



EXTERIOR

- 16" Overhang
- Vinyl Siding with 7/16" OSB
- Vinyl Shutters (front & hitch end)
- House Wrap
- 40 lb. Roof Load with 5/12 Pitch
- Asphalt Architectural Shingled Roof
- Dual Pane Low E Vinyl Windows
- Window Trim on all Windows
- LP SmartSide Fascia & Vented Vinyl Soffit
- 36"x 80" Steel Front Door w/Deadbolt
- 36"x 80" Steel Rear Door w/Deadbolt
- Brushed Nickel Porch Lights
- 8' Flat Ceiling Throughout
- Attic Access
- R38 Ceiling Insulation
- 2x6 Walls w/R21 Exterior Wall Insulation
- R21 Perimeter Floor Insulation
- 2x10 Floor Joists - 16" o.c.
- 2x10 Double Perimeter Rim Joist
- Double 2x6 Top Plate & Single 2x6 Bottom Plate
- Triple 2x6 Window & Door Headers
- 2x4 - 16" o.c. Interior Walls
- 2 - Exterior GFI Receptacles
- 1 - Exterior Frost-Free Faucet
- Perimeter Floor Mounted Heat Registers
- In-floor Heat Duct Crossovers
- Main Water Shutoff

INTERIOR

- 16"x16" Hand Laid Linoleum (Entry, Kitchen, Utility, Bath)
- Simply Stated Carpet w/ #6 Rebond Pad
- Residential Trim Throughout
- 80" Flat Interior Passage Doors
- Mortised Interior Door Hinges
- Floor Mounted Door Stops
- 1/2" Drywall On Walls Orange Peel Finish
- 5/8" Ceiling Drywall With Orange Peel Finish
- Breakfast Nook Fixture (per print)
- Switched Walk In Closet Lights
- Can Lighting (per print)
- Smoke Detector(s) - (per print)
- Carbon Monoxide Detector
- Wire Shelving Closets
- Decorative Valances on All Windows
- Window Returns - White Wrapped
- Mini-Blinds - All Windows Except Bathrooms

KITCHEN

- 18 Cubic Foot Frost-Free Refrigerator
- 30" Gas Range
- 30" Power Range Hood w/ Light
- MDF Oak Cabinet Doors & Stiles
- Center Shelf In Base Cabinets
- Lined Overhead & Base Cabinets
- Laminate Backsplash & Laminate Edge
- Stainless Steel Double-Bowl Sink
- 30" Overhead Cabinets
- Adjustable Overhead Shelves
- Drawer Over Door Cabinet Design
- Brushed Nickel Cabinet Door Hinges
- Metal Drawer Guides
- Receptacles Above Counters are GFI Protected
- Chandelier: dix

UTILITY

- 200 (40/40) Amp Long Box Electric Panel
- 12-2 Wiring
- Plumb For Washer and Wire for Dryer
- 40-Gallon Electric Water Heater
- Water Heater Door
- 1" Main Water Shut-Off Valve
- Gas Furnace w/Auto Ignition
- Furnance Door
- Digital Thermostat

BATHROOM

- 60" Tub with 1-Piece Liner (per print)
- Cabinets: MDF Doors & Stiles
- Laminate Backsplash & Laminate Edge
- Tulip Light Over Vanity Mirror In Guest & Master
- Mirror over Vanity
- Bath Vent Fan w/ Light
- Towel & Tissue Holder
- Tub Overflow
- Acrylic Sink(s)
- Anti-Scald Faucets On All Tubs and Showers
- Vented Bath Window (most models per print)

GARAGE

- 2 Car Garage
- Service Door (per print)
- Front Yard Landscaping



FOR INFORMATION CALL 720-693-2522