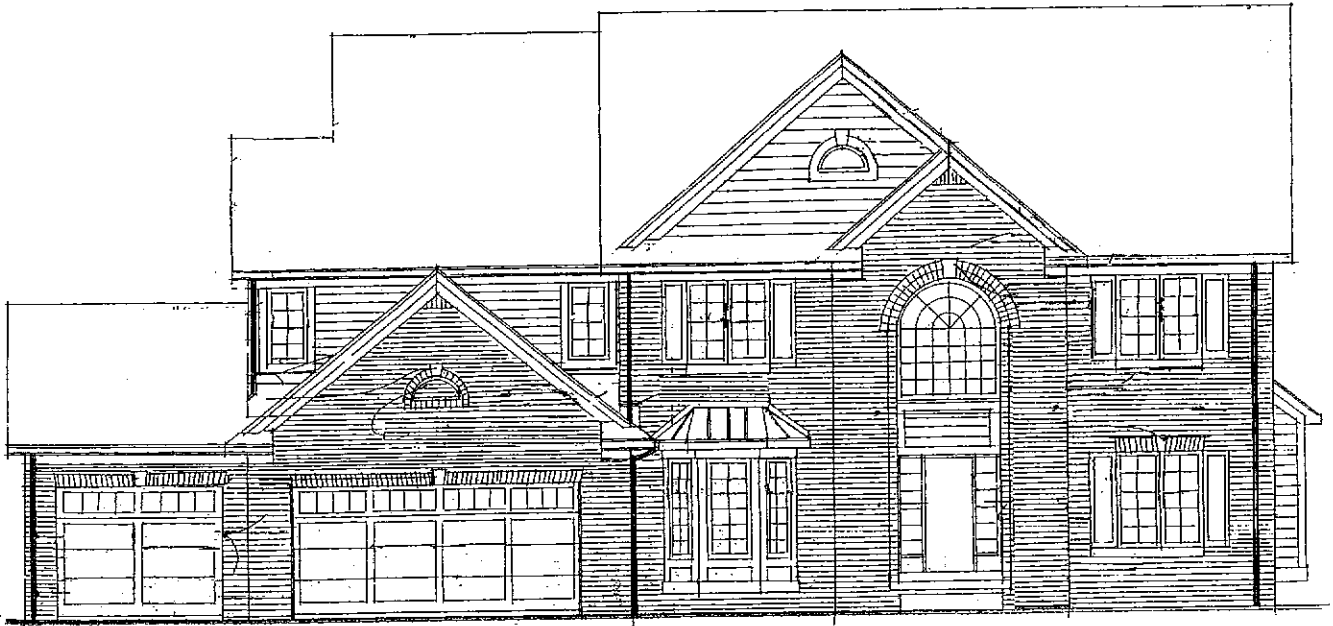


**4060 WEST POINT COURT
LOT 147, SPRING LAKE #2**



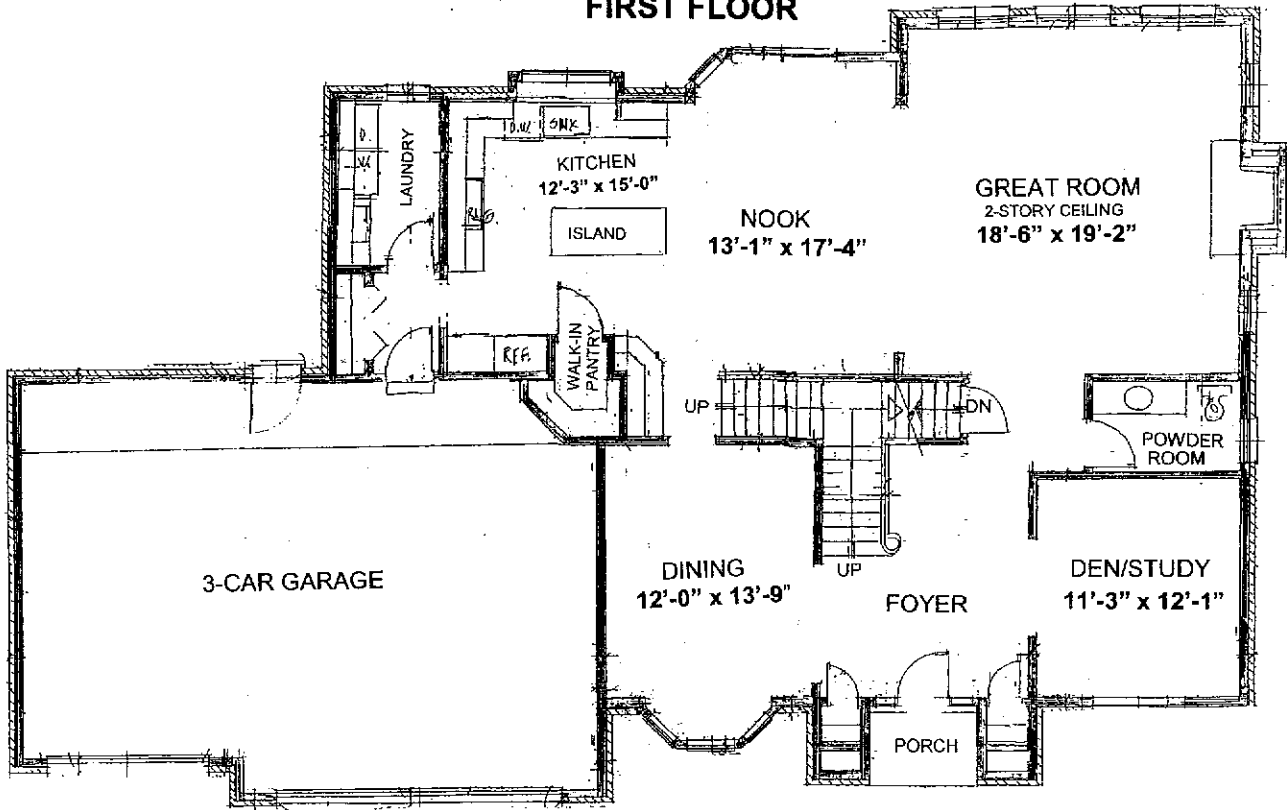
A 3,120 square foot colonial with four bedrooms, three full bathrooms, and a half-bath. It also has a large Great Room, separate Dining Room, and a Den. A three-car garage provides plenty of room for cars and storage.

The home sits on a beautiful lakefront lot on a cul-de-sac. The walkout basement with full size windows is prepped for a full bathroom and is ready to be finished, providing even more living space.

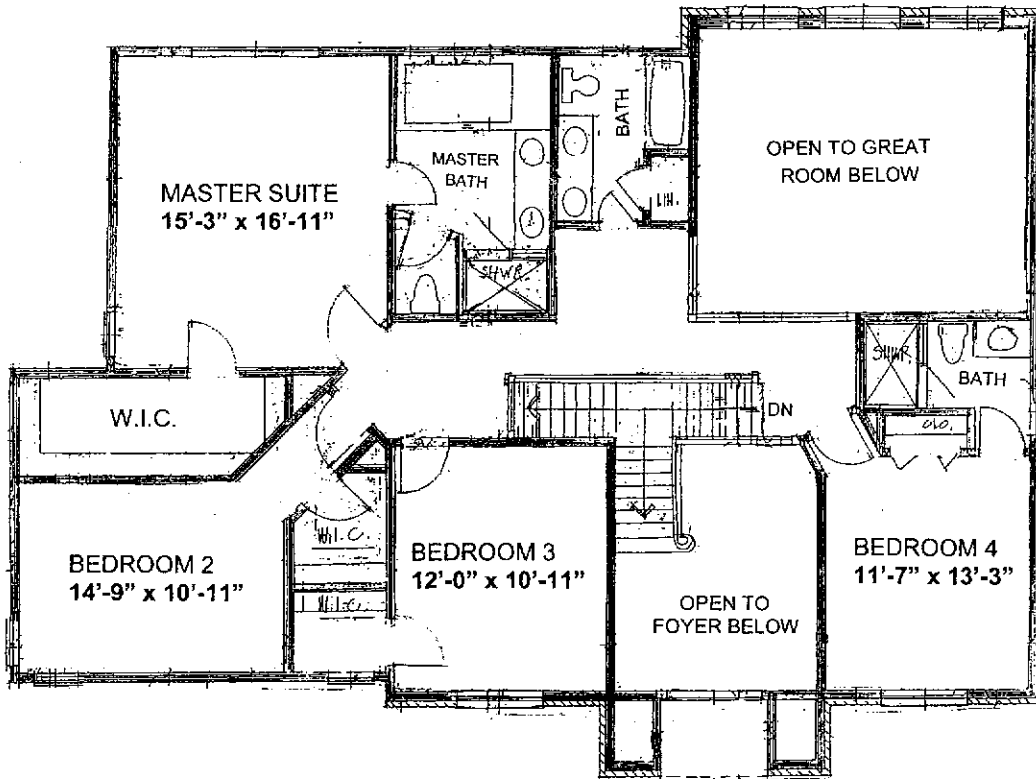
Rendering is an artist's conception, may vary in construction. Floorplan dimensions are approximate. Prices, plans and specifications are subject to change with out notice or obligation.

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FIRST FLOOR



SECOND FLOOR



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THE STANDARD FEATURES

CRAFTED EXTERIORS

- ◆ City water and sewers
- ◆ Paved streets, driveway and sidewalk
- ◆ Roll-up sectional embossed steel garage door
- ◆ Andersen Vinyl insulated glass windows and doorwalls
- ◆ 1-3/4" insulated steel clad exterior doors
- ◆ Aluminum gutters and downspouts, choice of colors
- ◆ Two exterior hosebibs
- ◆ Seal tab architectural shingles, choice of colors
- ◆ Brick, standard selections available
- ◆ Choice of exterior stain colors
- ◆ Two exterior electrical outlets
- ◆ Waterproof poured concrete basement walls with 10 year warranty
- ◆ Stone address marker

ELEGANT INTERIORS

- ◆ Direct vent pre-fab gas fireplace, mantle, with surround
- ◆ First floor laundry, including dryer vent, laundry box and gas line
- ◆ Choice of 1-3/4" two or six panel masonite interior doors
- ◆ Custom poplar wood stair railing stringer and end caps
- ◆ Volume ceiling per plan
- ◆ Custom painted woodwork throughout
- ◆ Custom interior painting, one color throughout
- ◆ Attached, 3-car, side entry garage, with taped drywall and service door, per plan
- ◆ Two phone jacks, two cable jacks
- ◆ High pressure copper water lines
- ◆ Smoke detectors wired with battery backup
- ◆ Ceilings - ranch, colonial, 1-1/2 story standard 9' first floor
- ◆ Ten recessed lights
- ◆ Brushed nickel or oil rubbed bronze color Passage Door hardware
- ◆ Carpeting and pad
- ◆ Hardwood flooring in foyer, kitchen, nook
- ◆ Vinyl floor covering in main, guest baths, and laundry room

CUSTOM KITCHEN FEATURES

- ◆ Merillat maple kitchen cabinets
- ◆ Kohler kitchen faucet with sprayer or equal
- ◆ Under mount stainless steel kitchen sink with disposal
- ◆ Granite countertops, standard selection in kitchen
- ◆ General Electric appliances including dishwasher, glass top electric range, and hood fan.

CUSTOM BATHS

- ◆ Ceramic tile in master & main baths, in tub and shower areas with chrome shower door enclosure in master bath
- ◆ Merrilatt maple vanity cabinets in master & main baths, with mirrors
- ◆ Kohler plumbing fixtures and faucets in all baths or equal
- ◆ Soaker bathtub in master bath
- ◆ Bath fans
- ◆ Elongated toilets in master bath and powder room
- ◆ Wilsonart Laminate countertops in master & main
- ◆ Formal powder room with pedestal sink

ENERGY SAVING FEATURES & MECHANICAL SPECIFICIATIONS

- ◆ 50 gallon hot water heater with quick recovery high efficiency
- ◆ 150 amp electrical service with circuit breakers
- ◆ Energy efficient furnace - "90 plus"
- ◆ Air conditioning
- ◆ Insulation: R-19 walls; R-49 ceilings
- ◆ Digital programmable thermostat
- ◆ Tyvek housewrap
- ◆ Doorbell and smoke detectors per code
- ◆ Andersen low maintenance vinyl windows

*Options available, see salesperson for more details.

CLEAR SPRING LAKE

**Sales & Development by:
Ladd's, Inc. Realtors**

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