

# The Quebec



## **Home Description (Plan # PIC20949)**

- 3100+/- SQ.FT. of living space in areas most exclusive subdivision
- 8' Basement Walls
- 9' First floor walls
- 3 Car garage
- 4 Bedrooms, 2.5 Bathrooms
- Luxurious Master Bath with double sinks, custom stand-up shower, jet tub.
- 20x13 Master Bedroom with walk in closet
- Open foyer
- Spacious Kitchen set up for center island
- 2nd floor laundry area
- 19x14 Living Room with 12'6" ceiling and fireplace (Brick)

## **Foundation/Concrete Details**

- 10" foundation walls
- 3500 PSI concrete
- ½" rebar in footings and walls
- Basement floors poured with vapor barrier and wire mesh
- Exposed section of foundation rubbed smooth
- House Guard foundation sealing (5 yr. limited warrantee)
- Footing drains around foundation

## **Construction Details**

- 2 x 6 Exterior framing
- 2 x 4 Interior framing
- Sub floors all ¾" plywood glued and ring nailed
- 30 year Architectural shingle
- Andersen 200 Series windows
- Thermo-Tru exterior doors (Allowance)
- Insulation
  - Walls R19
  - Ceiling R30
  - Floor R11
- All bath walls and laundry walls insulated for sound control
- Sheetrock finished with 1 coat primer, 2 coats of paint (smooth ceilings white w/ off-white walls) customer selects sheens. i.e. flat, satin, semi-gloss etc.
- All Trim (casings, baseboards, doors) to be painted.
- All doors 6 panel solid core Masonite.
- Customer chooses from builders selections for all door hardware (door knobs or levers)

- Garage Doors to be insulated with power openers (builders selection)
- Garage to be insulated and sheetrocked the minimum requirement to meet code.
- Any decks consist of pressure treated framing with Pressure treated decking and rails (builder selection)
- Generous closet allowance with arrangements for custom installations
- Oak Stairs from 1<sup>st</sup> to 2<sup>nd</sup> floor
- Generous allowance for custom kitchen selected by homeowner along with professional kitchen designer

### **Electrical Details**

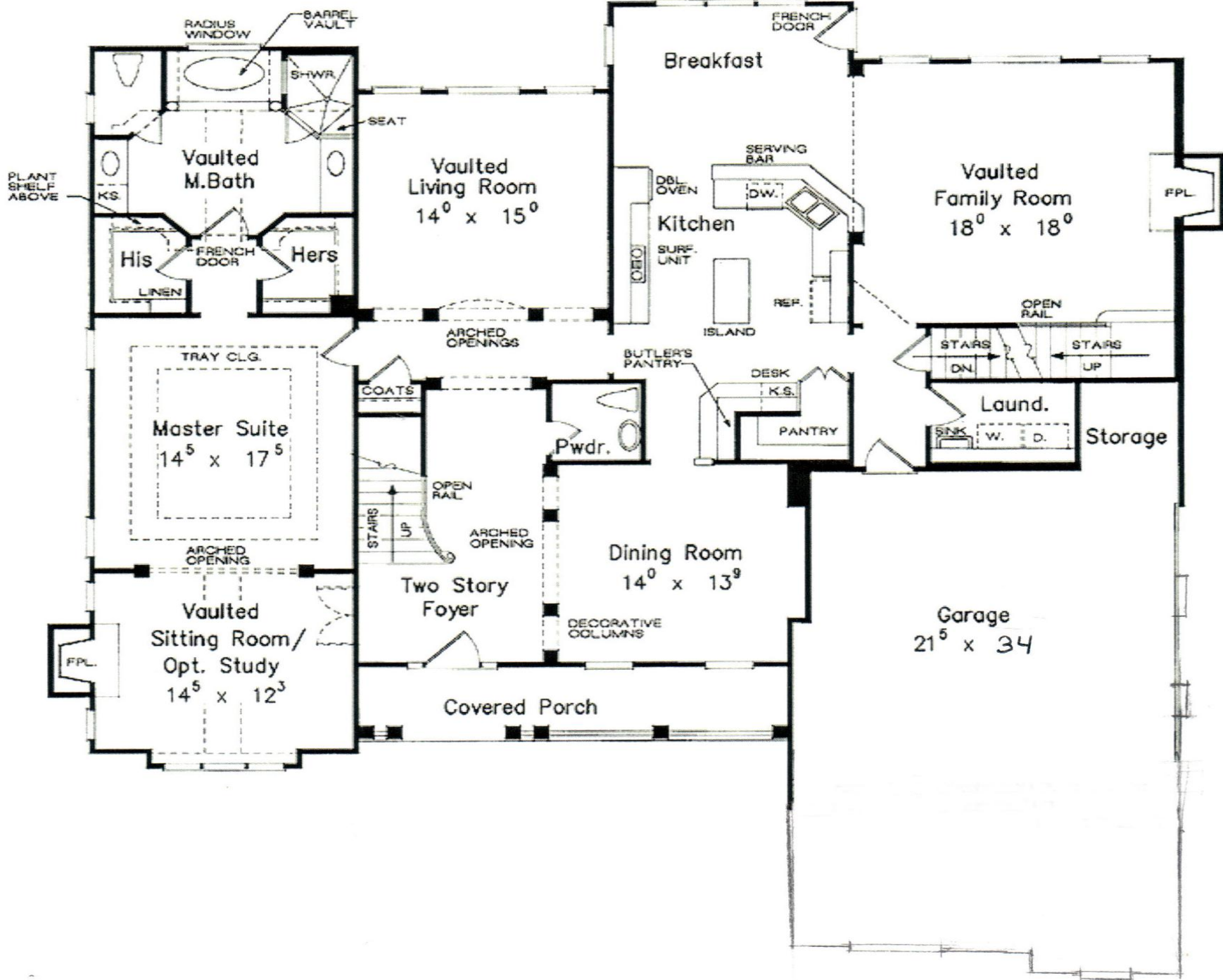
- 200 Amp Electrical Service
- 2 Outside outlets
- Cable Jacks (6)
- Phone Jacks (6)
- 7 Exterior Lights
- Selections made through private appointment with lighting designer (Major Electric)
- Security System
- Central Vacuum
- Conduit installed for future technology

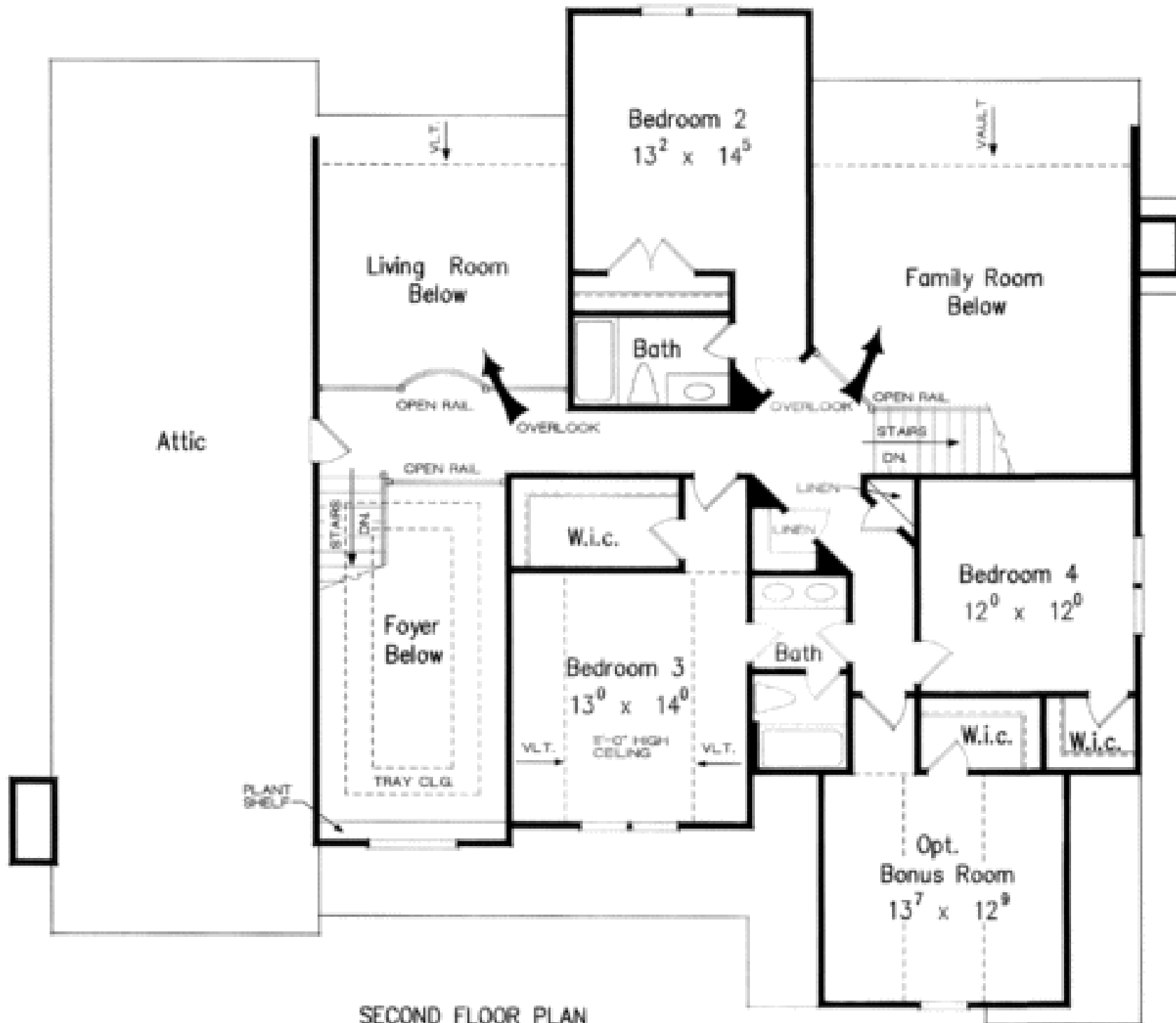
### **Plumbing / Heating Details**

- 3 Exterior faucets
- Forced hot air heating and cooling system with digital/programmable thermostats
- Brand name oil fired cast iron boiler (builders selection)
- 80 gallon indirect hot water heater
- Generous plumbing fixture allowance
- Selections made through private appointment with plumbing showroom (Shetucket Plumbing)
- Public Water
- On Site Septic

### **Exterior Features**

- Exterior to be finished with Cedar Impression style shingles (2 sides) vinyl clapboard balance (builders choice)
- Manufactured stone on front of house (areas to be determined)
- Lawn hand raked, seeded and fertilized using specialty grass seed from Delalio Sod Farm, Long Island (50 ft. from front, sides, and rear of house)
- Flower beds installed ( no plants)
- Driveway type to be determined by buyer.
- 5' Wide Cement Sidewalk





SECOND FLOOR PLAN