



GABRIELHOMES, INC.

STANDARD FEATURES

MAKENNA

Interior Features:

- Pre-finished Rustic Hardwood Floors in Entry, Office, Kitchen, Dining, ½ Bath and Pass Hall
- Garden Kitchen with Custom Beechwood Kitchen Cabinets
- Granite Center Island
- Built-in Stained Hutch in Kitchen
- Soft Close Drawers Throughout
- Walk-in Pantry
- Black Composite Solid Surface Kitchen Sink
- Oil Rubbed Bronze ("ORB") Pull-out kitchen faucet & ORB Soap Dispenser
- ORB Fixtures @ Master Bath
- ORB Faucet @ 1/2 Bath Vanity with Furniture Bottom
- Tile in Secondary Baths: Floor, Tub & Shower Walls
- Tile Master Bath: Floor, Tub Surround, Shower Pan & Walls
- Master Bath has 2 Shower Heads & Jetted Tub
- Iron Spindles with Maple End Caps
- 4 Phone/4 Cable Outlets
- Office, Master & Great Room Pre-Wired for Ceiling Fans
- 9' Ceilings First floor
- 10' Ceilings in Master Bedroom
- 5" Base & 3 1/4" Casing -1st Floor, Upstairs Hallway & Master Bedroom
- Knockdown Ceilings throughout (minus garage)
- Built-in Recycling Bins
- Ice Maker Line
- Appliance Package-your choice Black or Stainless Steel
 - Self-Clean Smooth Top Range, Microwave, Tall Tub Quiet Dishwasher
- Laminate Counter Tops
- Tile Floors in Laundry Room with overflow drain
- Walk-in Closet in Master Suite with Dual and Single Height Rods and Shelving
- 6 lb. Carpet Pad
- Interior Flat Paint: 2 Wall Colors/1 Enamel Color
- Energy Efficient Fireplace with Gas Logs & Electrical Switch
- CAT6 Wiring
- Tile @ fireplace with Stain Grade Mantle
- Built in Stain Grade Mud Room Bench with Hooks
- Office Wood Work is Stain Grade and includes True French Doors
- ¾ Future Bathroom Stub in Basement
- First Floor Crown Molding except 1/2 Bath & Mudroom
- Painted Garage Walls
- Radon stub through floor

Exterior Features:

- Standard 3 Car Garage
- Fully Sodded Yard (Up to 12,000 sq ft)
- Custom Design Meeting with Landscape Contractor
- Fully Insulated Wind Rated Overhead Stamped Garage Doors
- LP Smart Siding & LP Smart Trim
- Milgard Low E Windows
- Screens on all Operable Windows
- Three Weatherproof Electrical Outlets
- Two Exterior Faucets
- 30 Year Five-tab Composition Roof
- 12x14 Concrete Patio (Applies to Full Height Basement Walls)
- Heavy Gauge Primed Steel Gutters & Down Spouts
- Some Stone Facade Features on Craftsman Elevation
- Tapered Columns with stone bases
- 9' Basement Walls

Energy Features:

- Low E Windows
- Whole House Wrap with window & sill taping
- R-49 Attic Insulation
- Insulated Garage
- R-13 Wall Insulation
- R-30 Vaulted Ceilings
- Upgraded Foam and Caulking Package
- Energy Efficient Toilets & Shower Heads

Mechanical Systems Features:

- Sump Pump System
- 50 Gallon Hot Water Heater
- Trane High Efficiency 92% forced Air Gas Furnace
- 13 SEER Air Conditioner
- 10 Year HVAC Trane Warranty with 10 year parts & 1 year labor.
- 200 AMP Service Panel
- Programmable Digital Thermostat
- Passive Radon System

SUBJECT TO CHANGE WITHOUT NOTICE