

The Pruett

The Highlands of Chelsea



The Pruett

5 Bed – 3.5 Bath
3007 SQFT

Building Standards:

- Slab on grade concrete foundation
- Traditional stick framing methods
- Framed "Green Corners" for higher energy
- Efficiency engineered AdvanTech Sub Floor
- Eco friendly Sentricon Termite Bait Station
- Studs, ceiling joists, and rafters will be 16" on center

Exterior Features:

- Low maintenance Hardie Lap & Board and Batten
- 30 Year Dimensional Architectural Roof Shingles
- Exposed rafter tails
- Wood clad, double hung, double paned, high efficiency, Low E glass windows
- Low maintenance fiberglass front door & locking system
- \$15,000 Landscaping Allowance
- 8x8 Rough sawn cypress columns with small corbels on front porch
- 8x8 Rough sawn columns on back porch
- 2 Car garage

Interior Features:

- 10' smooth ceilings throughout
- Open cell R20 Spray Foam installed on roof deck
- Traditional R13 Batt/Fiberglass Insulation in all exterior walls of heated space (draft stopping measures to seal Insulation)
- 50-gallon gas water heater
- Ventless gas log fireplace

Interior Finishes:

Design Features

- 6" Baseboards & cased windows throughout
- Shiplap above fireplace to ceiling & entire wall with windows in master bedroom
- Faux rough sawn beams in the dining room & master bedroom
- Brick accent wall in the foyer
- Recessed lighting throughout kitchen, living room, dining room & master bedroom
- Wire shelving installed in all closets, pantry & laundry areas
- Interior walls primed & painted with Sherwin Williams® Super Paint. Includes two wall colors, one trim color & one ceiling color
- 5' tall brick surround fireplace with two mantel options: 6x12 cypress beam with corbels

Flooring

- 5' Hand scraped, engineered Hardwood flooring in the main level Common Areas, laundry room, master bedroom, and powder bath
- Ceramic tile in all full bathrooms
- Carpet in all other bedrooms, closets, upstairs common areas & any other rooms

Kitchen

- Custom Designed Wooden Cabinets in Kitchen & Bathrooms
- Quartz countertops throughout
- Tiled Backsplash in Kitchen
- Stainless Steel Appliances by Whirlpool®, including the Dishwasher, Glass Top Electric Range, Wood Hood & Microwave
- Delta® Kitchen and Bath Fixtures in Oil Rubbed Bronze
- Stainless Steel Undermount Sink in Kitchen

Bathrooms

- Tile shower with waterproofing system, semi-frameless glass shower door, and 12x20" Niche in Master Bathroom
- Free standing tub in master bathroom
- His & Hers vanities in master bathroom with under-mount sinks
- Vanity mirrors
- Low maintenance, high quality fiberglass tub/shower in all other bathrooms

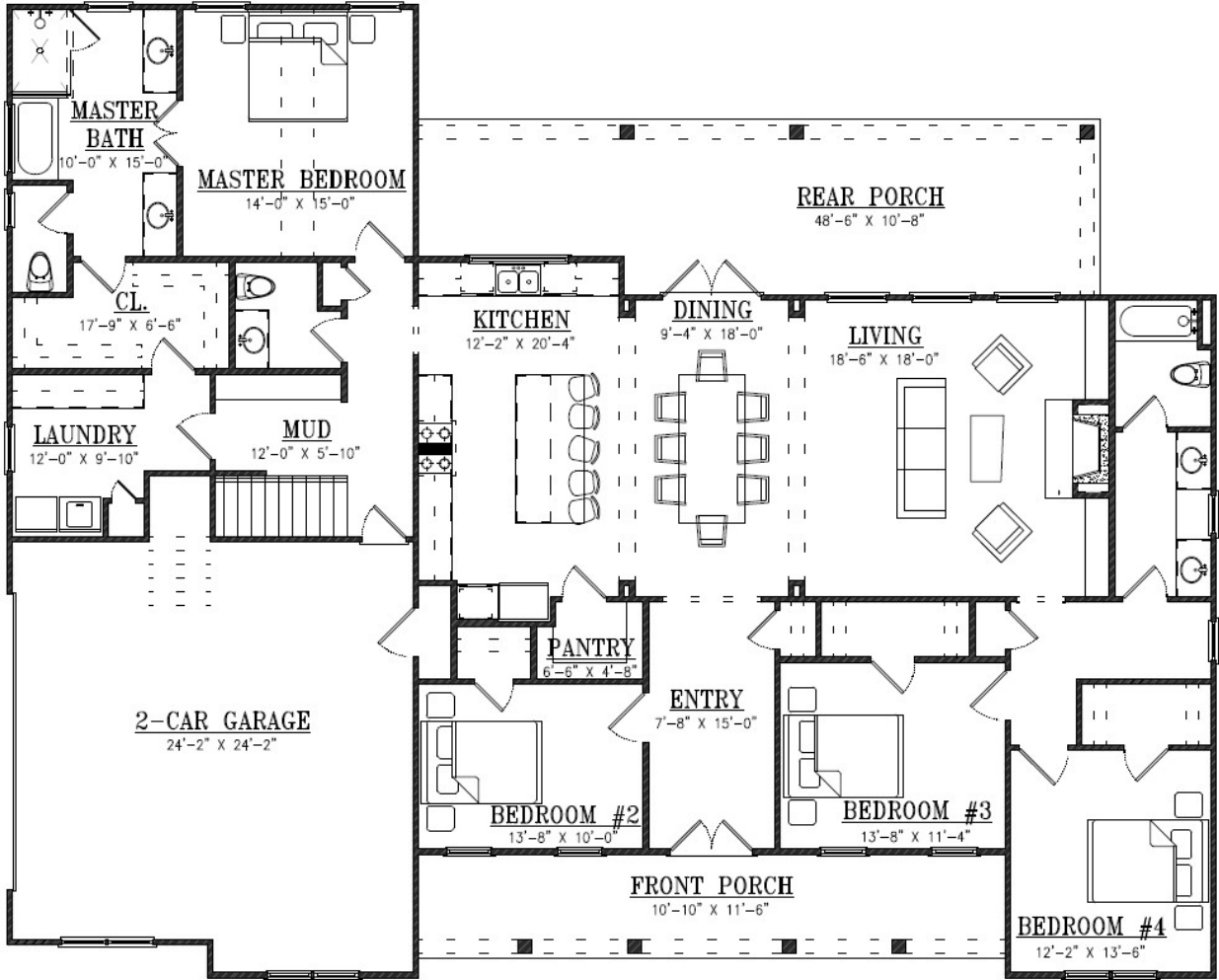
Bedrooms

- All Bedrooms will have ceiling fans

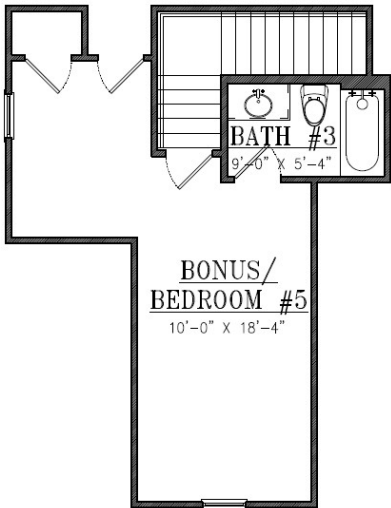
Upgraded Finish Options:

- Farmhouse Sink..... \$750
- Under Cabinet Lighting..... \$1,200
- 2" White Faux Wood Blinds..... \$69 per
- Window Screens..... \$32 per
(on operable windows)
- Solid Core Doors throughout..... \$125 per
- Barn Door..... \$500 per
- Floor Outlet..... \$500 per
- USB Outlet..... \$50 per
- Surround Sound..... \$3,250
(Includes 5 ceiling speakers, 1 subwoofer (floor standing), 5 channel audio-video receiver/amplifier & 1 entertainment controller with remote)
- Music System..... \$1,000 per room
(Includes 2 ceiling speakers & i-zone amp w/ wireless remote control via smart phone or tablet app (requires Wi-Fi))
- Heated Tile Floors..... *Price available upon request*
- Brick Accent Wall..... *Price available upon request*

MAIN LEVEL



UPPER LEVEL





THE HIGHLANDS *of Chelsea*



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