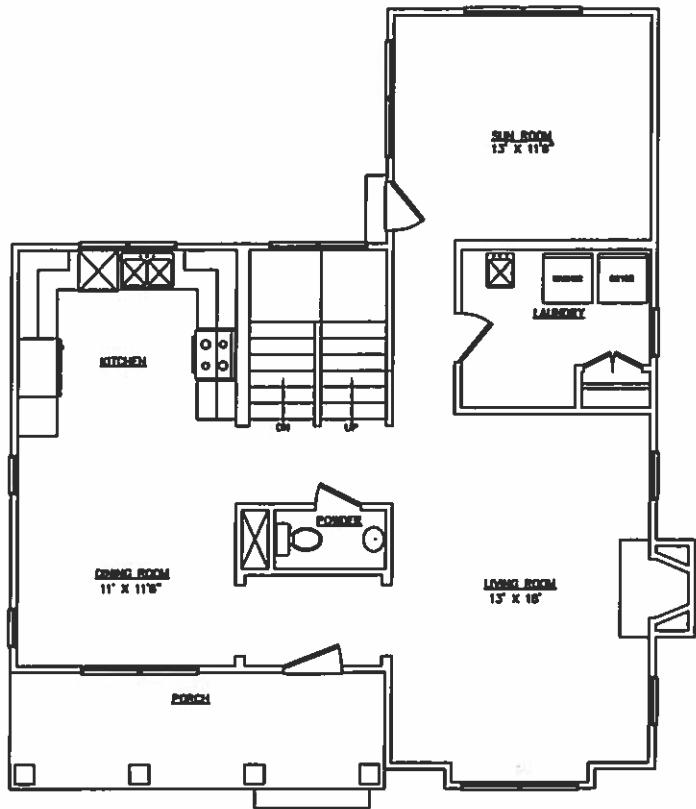
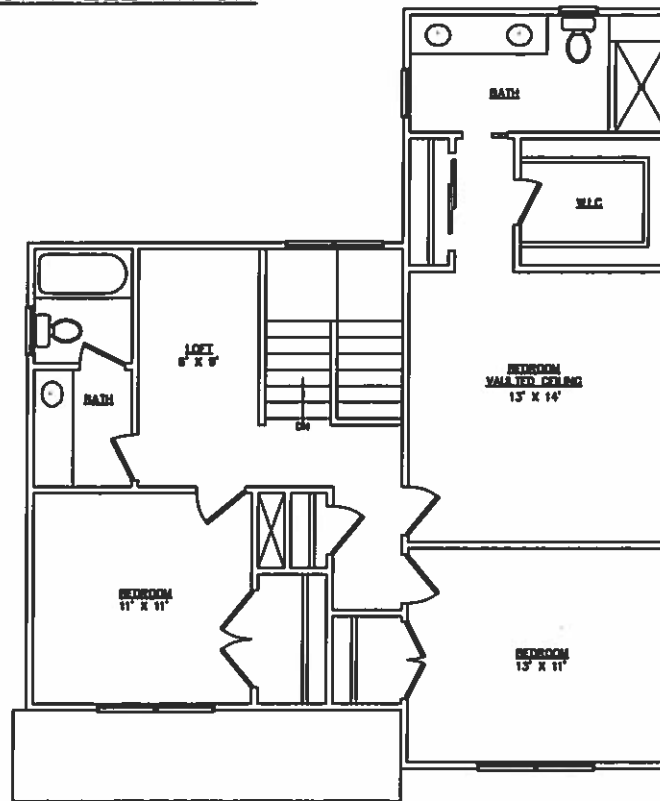




FRONT ELEVATION



FIRST FLOOR PLAN



SECOND FLOOR PLAN

2054 LAKEVIEW AVE. — ROCKY RIVER, OH

## FEATURES & SPECIFICATIONS

### INTERIOR FEATURES

- 90% energy efficient furnace for heating
- Central air conditioning
- High efficiency water heater
- Moen family plumbing products
- Quality fiberglass tub/shower units in the bathrooms
- Quartz countertops with backsplash in kitchen
- Laminate countertops in bathrooms
- Master bath to include a chrome framed shower door system
- Mirrors in all bathrooms
- Fine wood cabinetry
- Gas or electric cooking options
- Water lines to refrigerator
- Undermount stainless steel kitchen sink
- Wire shelves in all closets
- 8 ft. tall ceilings with vaulted master bedroom
- Featuring Therma Tru entry doors
- Quality interior doors with painted finish
- Interior trim to include 3 1/4" baseboard and 2 1/2" door casing
- Half walls with wood cap at stairs
- Premium latex flat painted walls
- Dexter door hardware
- 2 phone and 4 cable outlets
- Smoke detectors on all levels
- Vinyl plank flooring in kitchen, dining and living rooms
- 12" x 12" ceramic tile in bathrooms and laundry room
- Quality carpet in all other areas
- Two-stage energy seal process, caulk & foam package to increase comfort and decrease energy costs
- R-15 fiberglass insulation in walls
- R-49 blown-in-attic insulation
- \$3,000 appliance allowance
- \$2,000 lighting allowance

### EXTERIOR FINISHES

- Full house wrap covering all living areas to reduce air infiltration
- Concrete driveway and service walk
- Vinyl single-hung windows
- Building exterior to include a blend of various high quality architectural materials and masonry products
- Decorative exterior lighting
- 22' x 25' detached garage
- Aluminum garage door with opener
- Lifetime shingle roof
- (2) exterior frost-free spigots
- (2) exterior electrical outlets
- Fully designed landscape package

**2054 Lakeview Avenue**

**Rocky River, OH 44116**

**Zaremba Homes**

**Since 1920**

**\*\*Builder reserves the right to make alterations or substitutions regarding floor plans, features and specifications. This information is for reference only and is not part of the legal contract.**