

Baessler Homes at Cabin Creek - Included Features

1. Exterior Features and Finishes

- Entry Walkway with Decorative Jointing Patterns.
- Minimum of 200 Square Foot Rear Patio with Decorative Jointing.
- Partially Covered Rear Patio.
- Maintenance Free Hardcoat Stucco and Stone Exteriors with Wood Accents and Detailings.
- Masonite Tongue and Groove Style 16” and 22” Soffits with Oversized 10” Fascia.
- Knotty Alder Front Entry 3’6” Wide by 8’0” Tall-2 Panel Tongue and Groove Style Door.
- Rustic Emtek Front Entry Door Hardware.
- 8’ Tall Full Glass Patio Doors.
- Seamless Factory Painted Rain Gutters.
- Designer Ankmar Manor House Decorative 8’ Tall Insulated Garage Doors with Windows and Decorative Hardware (16 Styles to Choose From).
- Owens Corning Duration 110 mph Architectural Roofing.
- Dramatic Window Designs to Maximize Natural Light.
- 2 Frost Proof Sillcocks - 1 in the Garage and 1 on Rear Elevation.
- Full Yard Landscaping.

2. Structural Construction Features

- **2 x 6** Construction on All Exterior Walls.
- Oversized 2 Car Garage on all Models.
- Oversized Concrete Window Wells where Applicable (No Metal Wells).
- Soils Report and Engineered Foundation Design.
- Open Hole Engineer Inspection.
- Exterior Perimeter Drain System.
- Engineered Structural Framing Plans with Engineered Headers, Floor System and Roof System.

3. Interior Features and Finishes

Interior Design and Quality Features

- Minimum of 9’ Ceiling Height on All Levels.
- Multiple Ceiling Height Changes and Details.

- Decorative Art Niches and Alcoves.
- All Stairways Fully Finished to the Lower Level.
- Minimum of 4' Wide Stairways and Hallways in Most Locations.
- Great Room Design Wall with an Entertainment Center, Lennox Louverless Fireplace and Mantle, Surrounded by Stone Wall Finishes and Stone Hearth.
- Rustic 3 ¼" Wide Wood Flooring at the Foyer, Kitchen and Dining Areas.
- Tile Flooring in Laundry Room.
- Etched Formica Countertops in all Bathrooms.
- Tile Shower Surround at the Master Bath.
- Tile Backsplashes.
- Wide Variety of Carpeting to Select from along with ½" - 6 Pound Pad.
- Drywall Surfaces will be Primed Prior to Knockdown Texture being Applied with Round (Bullnose) Corners.
- 3 ¼" Tall Casing and 4 ¼" Tall Baseboards with a Painted Finish.
- Window & Art Niche Sills and Aprons with a Painted Finish.
- 2 Panel Arch Top Tongue and Groove Style Doors Throughout.
- Accent Lever Door Locks.
- Matching Interior Hardware Packages for Entire Home (Hinges, Door Locks, Door Bumpers & Misc.).
- Wire Closet Shelving Throughout (Customized to Fit Your Needs with our Closet Designer).
- Designer Lighting Packages with Many Options and Color Choices.
- Delta Plumbing Fixture Package Including Orleans Series Bath Faucets Throughout.
- Almond Color Oval China Sinks and Toilets Throughout.
- Decorative Framed Mirrors in All Bathrooms.

Kitchen and Dining Features

- Etched Formica Countertops with a Full Tile Backsplash.
- Custom Koch Cabinetry with 36" and 42" Uppers and Decorative Moldings. Multiple Wood and Color Choices Available.
- Whirlpool Appliances Including Slide In Range, Dishwasher, and Microwave (Black, White or Bisque).
- Rustic 3 ¼' Wide Wood Flooring.
- Stainless Steel or an Almond Americast Sink with a Disposal.
- Delta Signature Pullout Series Faucet.
- Can Lighting Over the Work Spaces.
- Pendant Lighting Over the Island Countertop.
- Ice Maker Line to the Refrigerator.

- Coffered 10' Ceiling at the Dining Room.

Master Suite Features

- Tall Vanity Heights for Added Comfort.
- Jetta Insulated 6' Long Soaking Tub (Ask about the 2 Degree Guarantee).
- Bedroom Coffered Ceiling to 10' Tall.
- Spacious Walk In Closet.
- Framed Shower Door with Handle.

Lower Level Features

- Large Windows in Bedrooms (5' x 5' Minimum).
- Fully Framed Lower Level.
- Construction Ready Pre-designed Lower Level Plans.
- Lower Level Designs to Include Bath Rough-Ins with Attention to Structural and Mechanical Locations to Maximize the Use of Space.
- Open and Finished Stairways to the Main Level.
- 9' 0" Ceiling Heights versus Industry Standard 8' or 8'8".

Garage Features

- R-13 Insulated Garage Walls and R-19 Garage Ceilings.
- Fully Drywalled Garage.
- Large Storage Closet with Shelving and Storage Space Above.
- Garage Door Opening System.

Energy Efficiency, Comfort and Safety Features

- Taupe or Almond Colored Vinyl Windows with Thermopane Low E Glass.
- 92% High Efficiency Lennox Furnace Systems with a Programmable Thermostat.
- Lennox 13 Seer Air Conditioning System.
- Cellulose Blown Insulation; R-38 Ceilings and R-20 Walls (2 x 6 Construction).
- Foam Sealants Around all Penetrations.
- 10" Energy Heel on all Trusses for Full Insulation at Roof Edges.
- Extended Overhangs Shade Windows.
- Tyvek House Wrap on the Entire Home.
- Passive Radon Mitigation System Vented out the Roof.
- Fully Integrated Smoke Alarm System.

- Dead Bolts on all Exterior Doors.
- Pex Water Piping System (Controls Sound and Water Quality).
- GFCI Electrical Circuits at Baths, Kitchen, Garage and Exterior.
- Arc Fault Electrical Circuits at Bedrooms.
- 50 Gallon Natural Gas Water Heater.

Electrical and High Tech Wiring Features

- Electrical Walk Through.
- Almond Color Switches.
- 200 Amp Service to Accommodate Future Needs.
- Sprinkler System Dedicated Outlet.
- Radon Outlet in Attic.
- Ceiling Fans at the Master Bedroom and Great Room.
- 4 TV & Phone Data Ports for the Home.

Customer Comfort Features

- Designer Meeting with our Cabinetry Designer.
- Preferred Lender Packages.
- Building Custom Homes Since 1968.
- Long Standing Relationships with Trades and Suppliers Ensures only the Highest Quality Finished Product.
- Home Orientation Prior to Closing.
- One Year New Home Warranty.