



**MODEL: ES-30683A**

APPROXIMATELY 1979 SQ. FT.  
3 BEDROOM, 2 BATH

# EST Standard Features



## Construction Features

- Solid I-Beam Frame Construction With Corrosion Resistant Undercoating
- Drain System Below Steel Frame For Easy Access
- Vapor Barrier Between Frame System and Subfloor
- Sealed Floor Duct System and Water Lines, Installed Inside R-22 Rated Fiberglass
- Blanket Insulation Under Subfloor
- 5/8 Inch OSB Floor Decking
- 2" x 6" Subfloor Construction (2x8 on 32 Wides) With Joists Spaced 16" On Center
- Shut-Off Valves On All Water Fixtures
- 2" x 6" Exterior Wall Construction With Studs Spaced 16" On Center and R-19 Rated Sidewall Insulation
- 4/12 Roof Pitch (Nominal)-NA on Grand Estate
- Concealed Ridge Beam
- 30 PSF Roof Load
- 93" Exterior Sidewall Height
- 100 Amp Electric Service With Copper Wiring and Interior Panel Box- (200 Amp service on Grand Estate)
- Forced Air Gas Furnace and Air Exchange System
- 50 Gallon Electric Water Heater
- Engineered Roof Trusses and Laminated Plywood Centerline Beam
- R-40 Rated Blown Roof Insulation
- OSB or Plywood Roof Decking
- Architectural Residential Rated Shingles

## Exterior Features

- Cement Vertical Siding With 8" Lap Siding On Front Door Side and Hitch End
- Attractive Window Treatments on Front Door Side and Hitch End
- Tower Dormer with Coffered Ceiling
- Two-Color Exterior Design Available In Several Color Combinations
- Low-E White Vinyl Framed Dual-Paneled Windows With Locks
- Squared Recessed Entry w/Block Sidelight Window (Most Homes – See Brochure)
- Insulated Front Door With Colonial Window & Deadbolt
- Nine-Lite Rear Door With Deadbolt
- Exterior Lights At Front and Rear Doors
- Roof Eaves On All Sides
- Exterior GFCI Electric Outlet

## Interior Features

- Linoleum Hard-Surface Floor Covering, Including Entryway
- FHA Approved Carpet and Pad Available In Many Colors
- Vaulted Ceilings Throughout Entire Home With Knockdown Textured Finish
- Taped and Textured Interior Walls Throughout Home

- Semi-Gloss White Interior Paint
- 2 Panel "Camden" Interior Passage Doors, Mortised With 150 Lb. Hinges and Lever Handles
- 5/8" Thick Interior Door Jambs With Upgraded Door Casing
- Large Baseboard Throughout Home
- Tape & Texture Entertainment Centers and/or Niches (Most Homes – See Brochure)
- Rounded Window Corners
- Drapery Valances With Aluminum Mini Blinds
- Wood Shelving In Wardrobes and Closets
- Decorator Style Electrical Receptacles and Silent Switches
- Dining Room Chandelier, Bedroom Ceiling Lights and Bath Vanity Lights
- Ceiling Fan Ready In Living Room, Master Bedroom and Family Room (Where Applicable)

## Kitchen, Bath & Bonus Room Features

- Modular Cabinet Construction With 3/4" Thick, Bored and Screwed Face Frames
- Cityscape Style Cabinets with Fluted Trim In Kitchen
- 39" Tall Overhead Cabinets in Kitchen
- Hardwood Cabinet Doors And Face Frames With Concealed, Adjustable Hinges
- Upgraded Cabinet Crown Molding on Kitchen Overhead Cabinets
- Pebble Grade Solid Surface Countertops in Kitchen (Grand Estate Only)
- Can Lighting in Kitchen
- High-Pressure Laminate Countertops, Available In Several Colors
- Single Row Ceramic Tile Backsplashes On Kitchen Countertops and Bath Vanities
- Crescent Edging On Kitchen Countertops and Bath Vanities
- 6" Marble Window Sill in Kitchen
- Stainless Steel or 8" Deep White Composite Kitchen Sink
- Satin Nickel Single Lever Pull Out Faucet in Kitchen
- 16 Cubic Foot Double-Door, Frost-Free Refrigerator
- 30" Free-Standing Gas Range
- White or Black Gourmet Kitchen Package on Grand Estate
- Utility Overhead Shelf Over Washer and Dryer Area In Bonus Room
- Exhaust Fans In Baths
- Tape & Texture Platform Corner Tub and Separate Fiberglass Shower w/ Glass Door In Master Bath (As Shown On Brochure)
- Single Lever Faucets on Bath Lavies, Tubs and Showers (N/A on Corner Tub)
- Marble Bath Sinks
- 36" High Master Bath Lavy
- One-Piece Fiberglass Tub/Shower In Main Bath(s)
- Elongated Water Saver Commodes
- Medicine Cabinets, Towel Bars and Tissue Holders In Baths

## Popular Options

- Solid Surface Countertops
- Tile Showers
- Upgrade Ceiling Molding
- Fireplaces
- Premium Carpet In Several Styles and Colors
- Premium Refrigerators and Ranges
- Dishwasher and "Space-Saver" Microwave
- Ceiling Fans and Upgrade Lighting Packages
- Skylights In Kitchen and Baths

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