

*Presenting six single family homes
built with integrity and pride.*

PRINCETON WOODS *of Lisle*

HOME SITE # 4



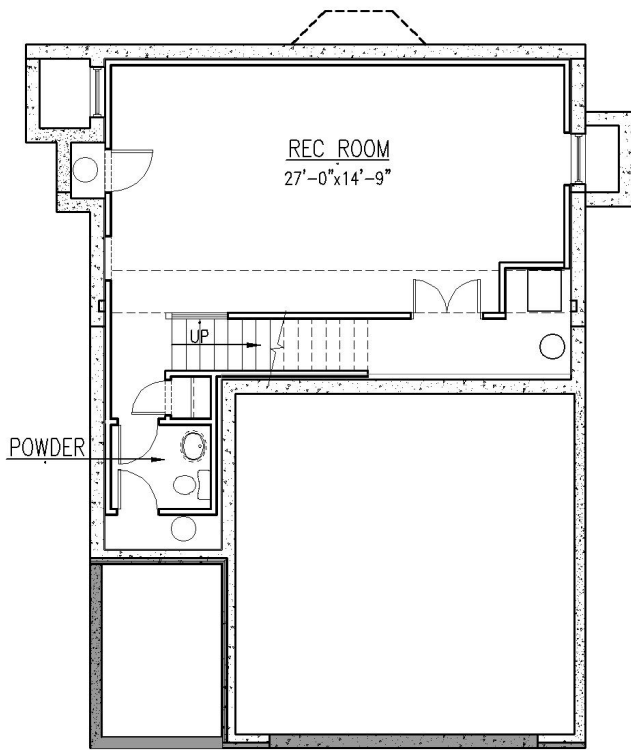
This spacious four bedroom, 3.5 bath home will have a full basement (approx. 8'10" deep) and a 2-car attached garage. The home is 2,343 square feet of living area, not including the basement. The lot will be fully sodded with one parkway tree. Additionally, all six homeowners will share approximately 1.75 acres of natural green space and creek for common enjoyment.

The Princeton Woods Homeowners Association shall maintain the common elements of Princeton Woods Subdivision. A copy of the Princeton Woods Homeowners Association Declaration is available for review.

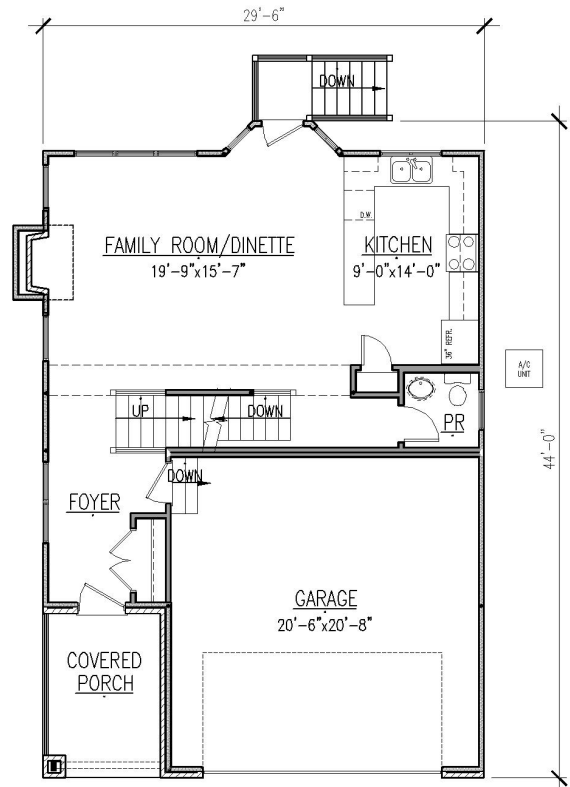
This specification sheet, the contract, or any attachments herewith prepared by Princeton Woods Inc. shall prevail and be controlling over the drawings prepared by Craftstone Architects, Inc. should there be any inconsistency or discrepancy between the two.

PRINCETON WOODS INC.

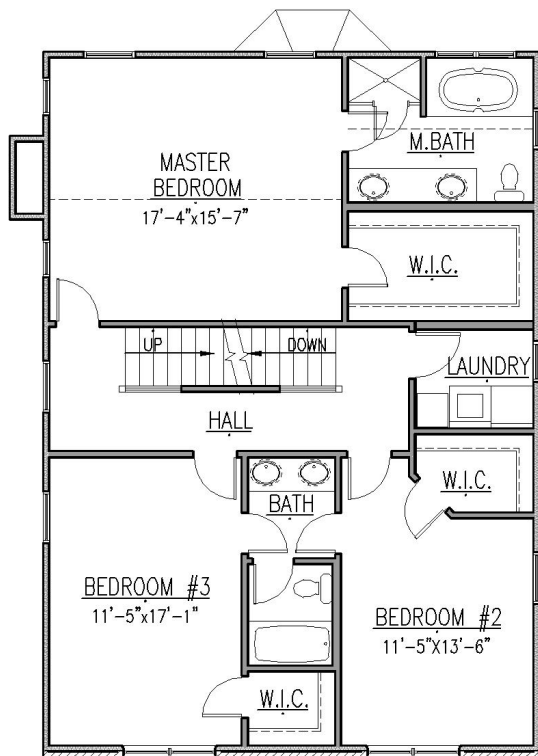
5 S 336 FENDER ROAD - NAPERVILLE, IL 60563
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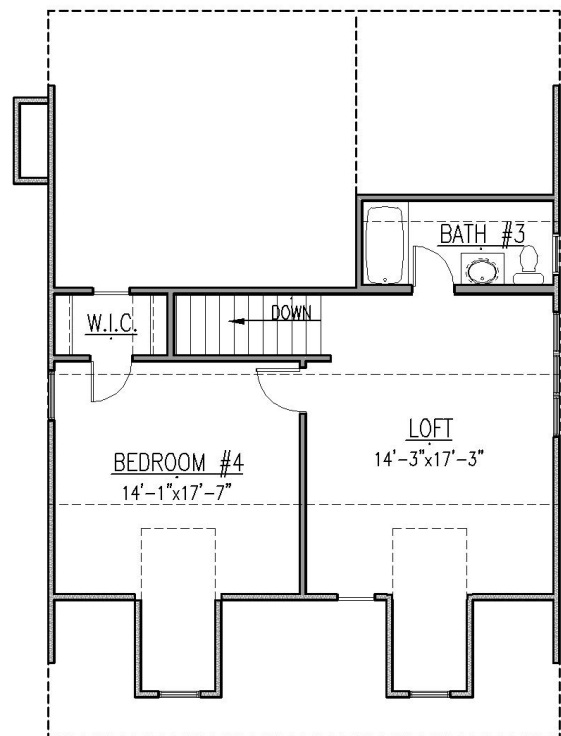
BASEMENT PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



ATTIC PLAN

HOME EXTERIOR

- ◆ Brick/stone on front elevation and front of garage per plan.
- ◆ Pella Pro Line wood/aluminum clad windows with screens.
- ◆ Fiber cement board siding, stained in the color of your choice for areas not receiving brick or stone (50-year warranty from manufacturer).
- ◆ Concrete foundation with exterior waterproofing, fiberglass insulation and escape window.
- ◆ Insulated steel front entry door.
- ◆ Architectural roof shingle (30-year warranty), 15 lb. felt, ice and water shield at all valleys.
- ◆ Aluminum soffit, fascia, gutters and downspouts.
- ◆ Exterior remote water readout so no one enters home to read utility meter.
- ◆ Two GFCI weatherproof electrical outlets (front and rear).
- ◆ Concrete front service walk and front porch floor.
- ◆ Asphalt driveway.

HOME INTERIOR

- ◆ Hardwood flooring on the entire first floor (stain color & finish of your choice).
- ◆ Second and third floor all carpet except for bathrooms and laundry which shall receive ceramic tile (carpet and tile from our selections).
- ◆ One 42" pre-fabricated gas starter fireplace in Family Room with ceramic tile facade/hearth (MBR fireplace option available).
- ◆ 6 panel solid core painted doors on first, second and third floors.
- ◆ Colonial standard 2 1/4" finger jointed pine, primed and painted interior trim.
- ◆ Oak railing for stairs from first to second floor and from second floor to attic, stained and varnished with iron spindles.
- ◆ Interconnected smoke and CO detectors(per plan).
- ◆ Shlage designer hardware and trim.
- ◆ 3/4" tongue and groove flooring, glued and nailed.
- ◆ All gypsum drywall is glued and screwed.

- ◆ CATV lines and phone lines with single combination faceplates in all bedrooms.
- ◆ Phone jack for family room.
- ◆ 200 Amp electrical service, all 110 volt copper wiring in conduit.
- ◆ 40 gallon gas water heater.
- ◆ Copper plumbing water supply.
- ◆ Lighting fixtures of your choice (allowance \$1000).
- ◆ All bedrooms equipped with electrical boxes which are supported and pre-wired to accommodate the installation of ceiling fans.

GARAGE INTERIOR

- ◆ Walls and ceiling insulated and dry walled with fire tape finish.
- ◆ Insulated steel carriage house garage doors.
- ◆ Steel fire rated service door.
- ◆ Electric garage door opener w/remote transmitters included.
- ◆ GFCI outlet

ENERGY SAVING FEATURES

- ◆ Forced air 90% energy efficient gas furnace with central air conditioning.
- ◆ R-13 wall insulation with integral vapor barrier.
- ◆ R-38 ceiling insulation with integral vapor barrier.
- ◆ Air infiltration barrier building wrap.
- ◆ Insulated steel exterior doors.

INTERIOR DETAIL

BASEMENT

- ◆ One sump pump on dedicated electrical circuit with battery back up sump pump.
- ◆ Deep basement (approx. 8'10") with (1) floor drain.

KITCHEN

- ◆ Maple full overlay cabinetry with solid wood drawers and 42" upper cabinets.
- ◆ Double bowl stainless steel sink.
- ◆ Stainless steel built in appliances.
- ◆ Granite counter tops, your choice of color from 4 available colors with standard edge (additional colors and edges available for additional charge).
- ◆ Exhaust fan vented outside.
- ◆ Ample electrical outlets.

POWDER ROOM

- ◆ Kohler pedestal sink and toilet fixture.
- ◆ Mirror above sink.
- ◆ Exhaust fan/light combo separately switched and GFCI electrical outlet.

SECOND FLOOR BATH

- ◆ Vanity with cultured marble vanity tops and integral double bowls with mirrors above sinks.
- ◆ Kohler toilet fixture.
- ◆ Modular one piece fiberglass shower and tub surround or optional ceramic tile surround.
- ◆ Exhaust fan/light combo separately switched and GFCI electrical outlet.

MASTER BATH

- ◆ Vanity with cultured marble vanity tops and integral double bowls with mirrors above sinks.
- ◆ Kohler toilet fixture.
- ◆ Ceramic tile of your choice for floor and wall around shower.
- ◆ Soaker tub with ceramic tile surround (optional jetted whirlpool tub available).
- ◆ Exhaust fan/light combo separately switched and GFCI electrical outlet.

THIRD FLOOR BATH

- ◆ Vanity with cultured marble vanity tops and integral bowl with mirror above sink.
- ◆ Kohler toilet fixture.
- ◆ Modular one piece fiberglass shower and tub surround or optional ceramic tile surround.
- ◆ Exhaust fan/light combo separately switched and GFCI electrical outlet.

CLOSETS

- ◆ Wood closet shelves.
- ◆ Walk in closets to have wall-switched electrical lighting.

UTILITY ROOM

- ◆ Gas line and exhaust vent for dryer.
- ◆ Water supply hookups/drain for washer.
- ◆ Water line for refrigerator ice maker.
- ◆ Laundry tub.

Notes: All ceramic tile from our provided selections
All plumbing fixtures are Kohler unless otherwise noted
All plumbing faucets are Moen unless otherwise noted
All information herein subject to change without notice.

ADDITIONAL OPTIONS

- ◆ Basement plumbing rough-in only for 3 pc. future bathroom \$1,950.
- ◆ Finish basement walls, floor, ceiling (including bathroom cabinets, fixtures, carpeting) \$25,000.
- ◆ Master Bedroom Heatilator direct vent gas starter fireplace \$4,750.
- ◆ Master Bath Whirlpool tub with 75 gallon water heater instead of 40 gallon \$2,500.
- ◆ Wood deck \$7,000.
- ◆ Ceramic tile for tub surrounds instead of modular surround \$1500.