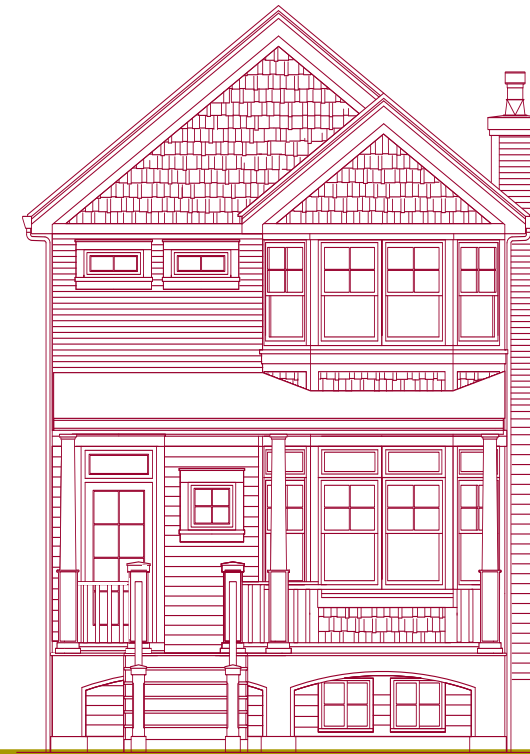


THE AVONDALE

A GRACIOUS

4-bedroom, 3 1/2-bath single family residence featuring a spacious kitchen/great room with plentiful storage. Deck from great room opens to yard and detached 2-car garage. First floor features include 9 ft. ceilings, wood burning fireplace and an open living room/dining room plan. Master suite includes luxurious bath with soaking tub, separate shower and double vanities. Finished lower level with walk-out includes family room with fireplace, bedroom, full bath and additional storage.



UPGRADE ELEVATION 1



UPGRADE ELEVATION 2

MAYFAIR CROSSING

AVONDALE LUXURY FEATURES

LIVING AREAS

- Hardwood flooring featured throughout the main living level including the living room, dining room, kitchen, powder room, breakfast and kitchen/family room combinations, second floor hallway and stairs to second floor, per plan
- Luxury, stain resistant carpeting in all bedrooms, stairs to lower level, and lower level, per plan
- Painted solid core, six panel wood interior doors with chrome lever hardware
- Painted wood trim
- Two coats interior paint finish
- All closets and/or pantry with coated wire shelving, per plan
- Ventless fireplace with gas logs, stone tile hearth and surround with painted wood mantle, per plan
- Woodburning fireplace with stone tile hearth and surround in family room, per plan
- Designer light fixtures in stairway, halls and all baths, per plan
- 9' ceiling on main living level
- 8' ceiling on bedroom and lower levels
- Vaulted ceiling in master bedroom and master bath
- State-of-the-art home network connection center for cable and telephone with CAT5 and RG6 interface, per plan

KITCHEN

- Designer cherry cabinetry with 42" upper cabinets
- Kitchen breakfast bar, per plan
- Granite countertops with choice of colors
- Stainless-steel appliance package
 - 21.9 cu. ft. frost-free side-by-side refrigerator with icemaker
 - Self-cleaning free standing gas range
 - Multi-cycle built-in dishwasher
 - Built-in microwave with exhaust hood
- Garbage disposal

- Moen® double-bowl stainless-steel sink
 - Moen® single-lever chrome faucet with separate spray
- ### MASTER BATH
- Euro height designer cherry cabinetry
 - Luxury soaking tub with marble tile border surround, per plan
 - Separate shower with marble tile surround with choice of designer colors and framed glass shower enclosure
 - Mirrored medicine cabinet
 - Marble countertop with choice of colors with two china undermount bowls
 - Moen® designer chrome faucets
 - 12" marble tile floor with choice of designer colors

SECONDARY BATHS AND POWDER ROOM

- Designer cherry cabinetry, per plan
- Tub with ceramic tile surround with choice of designer colors, per plan
- Ceramic tile flooring in secondary baths with choice of designer colors
- Cultured marble vanity tops with integral bowl, per plan
- Kohler® pedestal sink in powder room with decorative mirror
- Mirrored medicine cabinet in all secondary baths
- Moen® chrome faucets

FOR YOUR PEACE OF MIND

- Built-in security system with ground floor and lower level door contacts, siren, motion detector and two key pads
- Smoke detectors on all levels of the home
- Carbon monoxide detector on bedroom level
- Ground-fault interrupters in kitchen and baths
- Deadbolt locks on all exterior doors

ENERGY EFFICIENCY AND MECHANICAL

- Dual-glazed insulated windows with easy-clean tilt feature and screens
- HVAC system includes gas furnace, multi-zoned motorized dampers, programmable thermostats on each level with power humidifier and air conditioning unit
- 50-gallon energy-efficient, high-recovery gas hot water heater
- Copper plumbing throughout
- R25 insulation in ceilings and R13 in exterior walls
- Dishwasher with energy-saving selector
- Kohler® high-efficiency 1.6 gallon water closet
- Washer/dryer hookups with exterior vent, per plan
- Sill sealer at exterior foundation plates and foundation insulation
- Exterior house wrap for moisture and air infiltration barrier
- Enhanced water infiltration prevention system on lower level foundation walls

EXTERIOR FEATURES

- Stained cedar siding with choice of colors on front façade
- Architectural profile roof shingles with choice of colors
- Maintenance-free vinyl siding on rear and side elevations
- Aluminum gutters and downspouts with choice of colors
- Front porches with architectural roofs in designer colors, per plan
- Mold-resistant external sheathing
- Two-car detached garage, with vinyl siding and electronic door with two remote controls, per plan
- Professionally landscaped yards with foundation plantings, per plan
- Insulated front doors with decorative glass lights, side lights and transom, per plan
- Insulated glass rear patio door
- Graciously landscaped outdoor areas



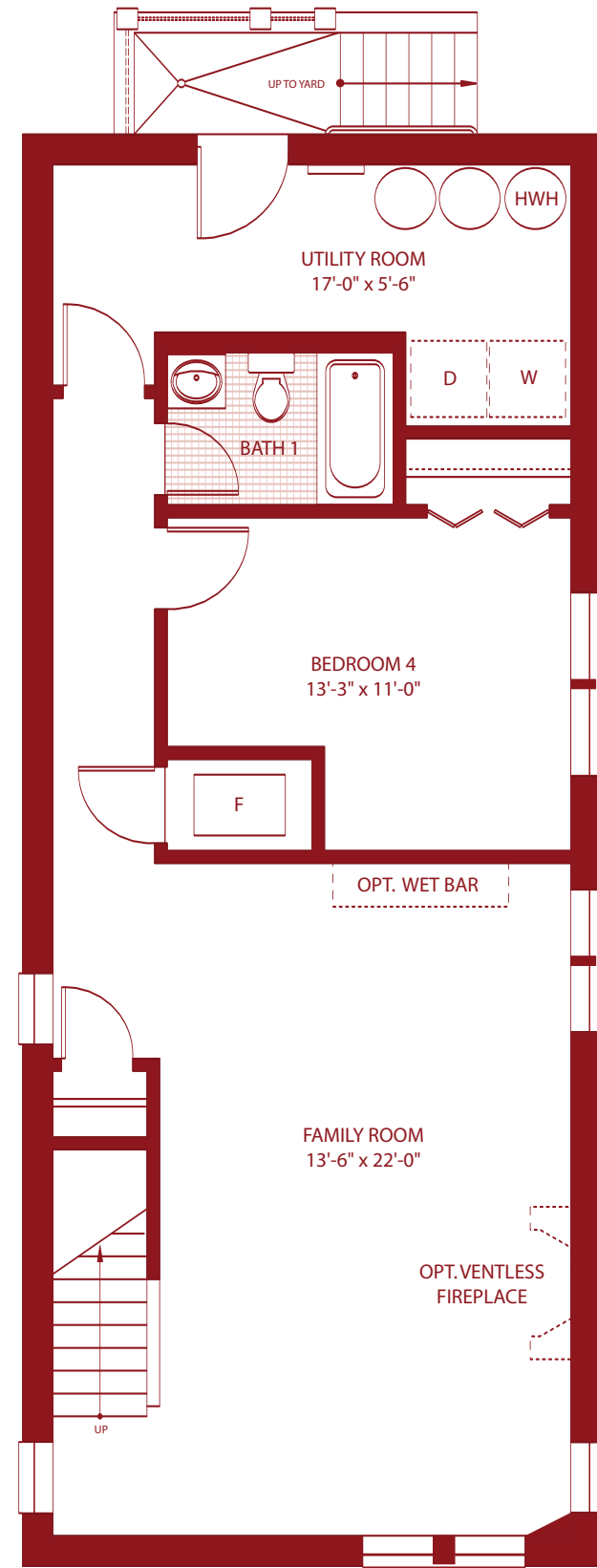
MAYFAIR
CROSSING

Sales office:
4000 N. Kolmar Avenue
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773.777.8910

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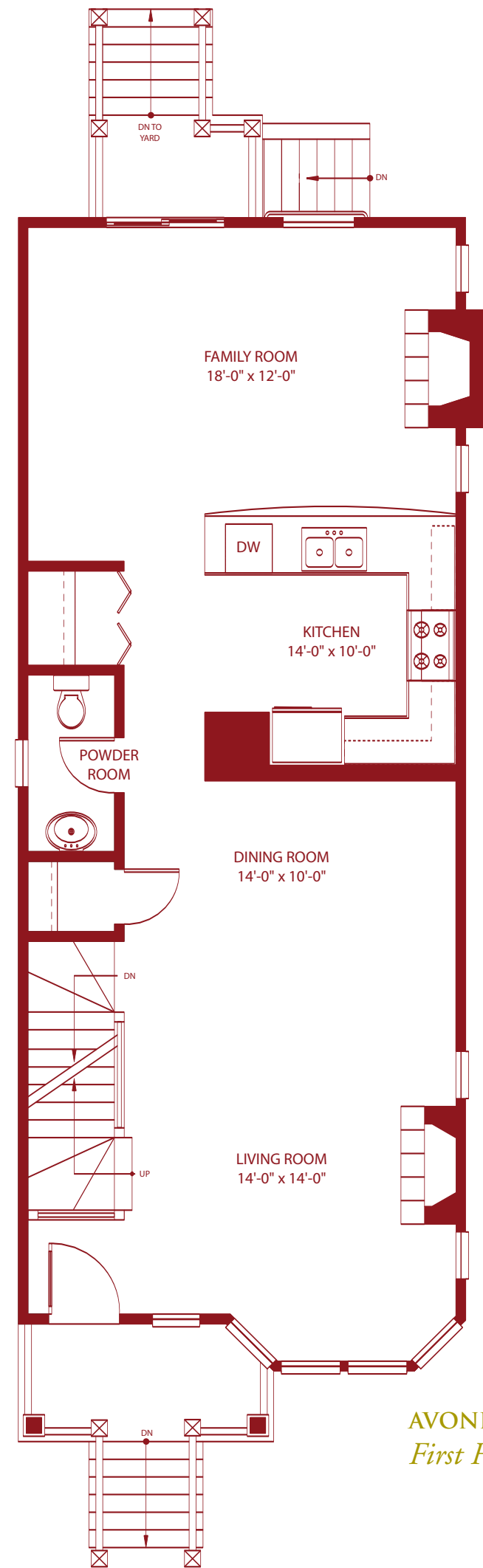
FLOOR PLANS

AVONDALE
Lower Level



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AVONDALE
First Floor



AVONDALE
Second Floor

