

## PRINTABLE INFO SHEET

**Series: Summit Farmhouse**  
**Model: 1S3305-R Saddleback**



## About This Model

**Style: Ranch / Bedrooms: 3 / Bathrooms: 2 / Square Feet: 1780**

## CUSTOMER CONTACT

Notes:

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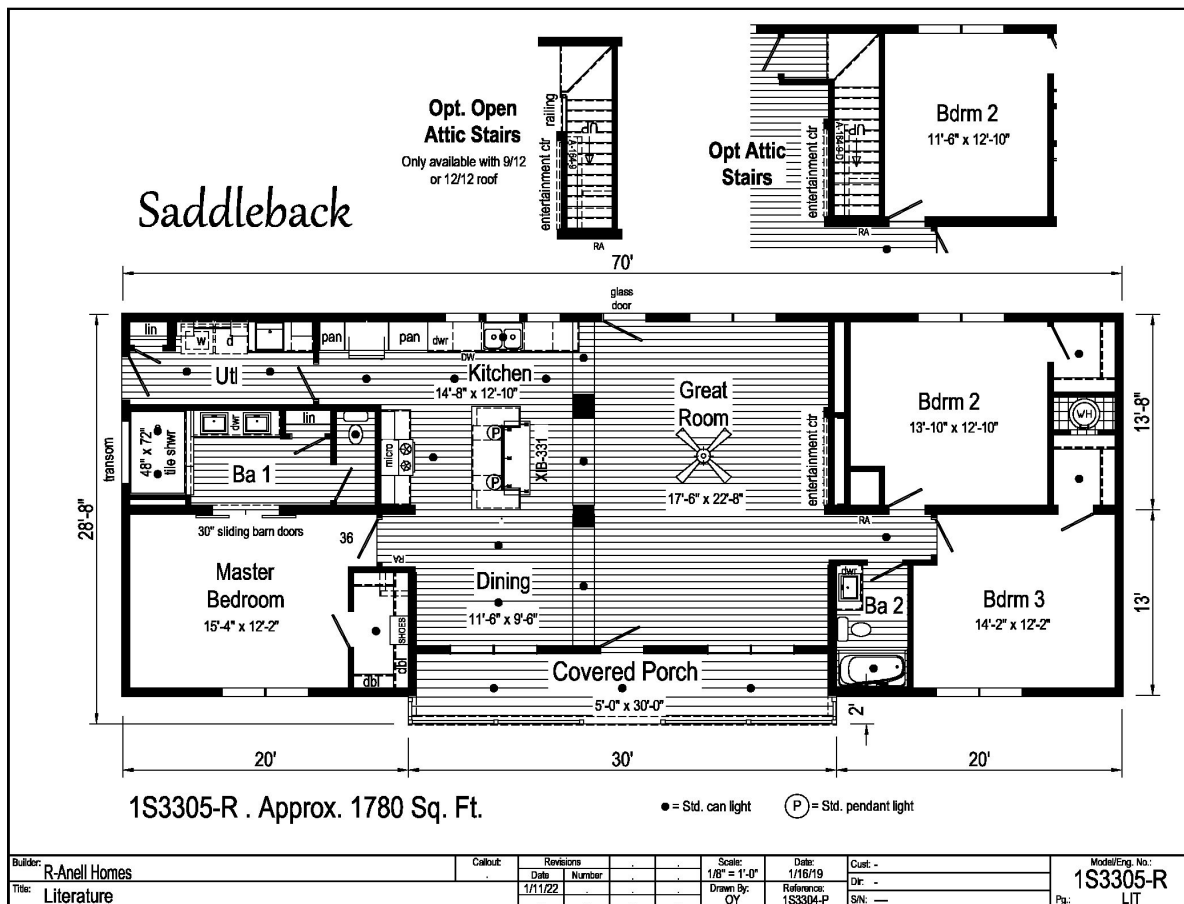
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## Floorplan



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## Standards & Features

### INTERIOR

Primed Smooth Drywall Throughout  
Flat Ceiling Throughout  
Smooth Finish Ceiling  
3 1/2" Ceiling Cove Moulding  
9'-0" Ceiling Height  
25 oz. Carpet with ShawGuard  
Carpet Protector  
5# Carpet Pad  
Wet Areas Endura LVP Flooring  
6" Recessed LED Lighting  
Pre-Hung Doors w/ Mortise Hinges  
Craftsman White 5-Panel Interior Doors  
Metal Interior Passage Sets  
Smoke Detectors with Battery Back-Up  
Wire Shelving in Closets  
Craftsman White Painted Mouldings  
Square Stairwell Railing & Posts  
Laminate Countertops with Crescent Edging  
Laminate Backsplash

### KITCHEN

Recessed 6" LED Lighting  
30" Black Deluxe Free-Standing Electric Range  
Power Range Hood with Light  
18 Cubic Foot, Black No-Frost Refrigerator  
USB II Receptacle  
33x22x8 Double Bowl Sink  
Brushed Nickel Coil Spring  
GooseNeck Faucet

### CABINETRY

Evermore Custom Cabinetry  
(KCMA Certified)  
Hardwood Mission Cabinet Doors with Full Overlay  
Hardwood Cabinet Face Frames  
Brushed Nickel Cabinet Hardware  
Concealed Cabinet Hinges  
Dovetail Drawers w/ Soft Close Guides  
Soft Close Cabinet Doors  
Kitchen Island w/ 3" Stile Framed Panels on Sides & Back  
Lined Overhead Cabinets  
Crown Moulding on Overhead Cabinets  
Hardwood Undercabinet Moulding in Kitchen  
42" Overhead Cabinets  
Adjustable Shelves in Overhead Cabinets  
Bumped Out Kitchen Sink Cabinet  
Base Shelf in Vanities  
36" High Bath Vanities

### BEDROOMS

Ceiling Lights  
Egress Window in Each Bedroom  
Wire Shelving in Secondary Closets  
Switched 4" LED Light in All Walk-In Closets  
Shoe Tower in Master Bedroom Closet

### BATHS

60" One-Piece Fiberglass Tub/Showers with Ceramic Tile Edge  
One-Piece Fiberglass Shower with

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## Standards & Features (continued)

### BEDROOMS (continued)

Ceramic Tile Edge and Glass Door in Glamour Baths  
Fiberglass Soaker Tub in Glamour Baths  
Tub Overflows  
1.6 Gallon Per Flush Elongated Toilets  
China Stool, Tank, & Lid w/ soft close seat  
Square China Sinks with Overflows and Pop-Up Drains  
Lillian Vanity Fixture  
Lighted Vent Fan in Each Bath  
Structured Flow Brush Nickel Faucets  
Anti-Scald Valves on Showers

### UTILITIES

200 AMP Electrical Service  
Arc Fault Circuit Breakers  
Wire for Thermostat  
Plumb and Wire for Washer  
Wire and Vent for Dryer  
Perimeter Boots & Registers  
Box Air Return System Through Floor  
50 Gallon Electric Water Heater with Pan  
Insulated Hot Water Lines and P-Traps  
Copper Wiring Throughout  
Main Water Line Shut-Off Valve  
Water Shut-Off Valves - Where Accessible  
Drain Lines Stubbed Though Floor  
One Exterior Water Faucet  
Recessed Dryer Vent Box - Where Available

### INSULATION

R-19 Fiberglass Insulation in Walls

### INSULATION (continued)

R-38 Avg. Blown Insulation in Ceiling

### EXTERIOR

Driftwood Lantern Light at Front and Rear Door  
Two GFI-Protected Exterior Receptacles  
Vinyl Dutch Lap Siding  
Shutters on Front Door Side  
O.S.B. Sheathing  
7/12 Roof Pitch  
12" Overhangs & Eaves  
10" Overhangs & Eaves - 32W Models  
Ridgevent Roof Ventilation System  
36" Fiberglass 1/2 Lite Prairie Grid  
Front Door w/ Dead Bolt  
36" Fiberglass 6-Panel Rear Door w/ Dead Bolt  
MI 62" Single Hung Low-E Windows w/ Prairie Grids  
Wind Wrap  
Vapor Barrier  
Architectural Shingles, 30 Year

### CONSTRUCTION

2x10 Floor System on  
16"Centers with 3/4" T&G  
O.S.B. Floor Decking\*\*  
Toilet Riser in Wall  
2x6 Exterior Walls  
2x4 Interior Walls  
2x4 Marriage Walls  
Uponer Plumbing Connections

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## Standards & Features (continued)

### CONSTRUCTION (continued)

88" Window Headers  
20# Roof Load Design  
90 MPH Exposure B Wind Zone  
(TN)  
115 MPH Exposure B Wind Zone  
(NC-SC-VA-WV)

### SUMMIT SADDLE ADDITIONAL FEATURES:

Additional LED Flush Mount Lights per Print - including 3 on  
Porch  
(2) Stem Lights over Island  
Black MI Windows with White Interiors  
Double Barn Doors at Master Bathroom  
Transom Over Shower  
4x6 Ceramic Tile Shower  
Entertainment Center in Great Room  
White Ceiling Fan in Great Room  
Full View 15-Lite Exterior Door in Great Room  
Pearl Appliance Package Stainless Steel  
Stainless 24 CuFt. Refrigerator with Ice  
Stainless Steel Smooth Top Self Clean Range  
Stainless Steel Dishwasher  
Stainless Microwave over Range  
Full Wall Ceramic Tile Backsplash at Range Area  
Single/Double Row Ceramic Tile Backsplash at Kitchen  
Window Wall  
Raised Saddle Roof and Factory Built Porch  
Endura Plank Flooring (per print)  
Black Pickets on Front Porch  
XMO-89 Utility Cabinet over Washer and Dryer Space  
Stainless Steel Curved Front Farmhouse Sink

### SUMMIT SADDLE ADDITIONAL FEATURES: (continued)

Black/Brushed Nickel Coilspring Gooseneck Faucet at Kitchen  
Sink  
Black Faucets Throughout  
Black Cabinet Pulls  
Black 2-Light Bath Fixture at Bath 2  
Floating Island Bartop with Brushed Nickel Brackets

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