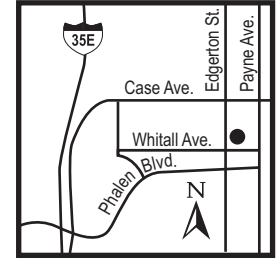




HOMES OF WHITALL

FOR SALE 5 BR / 4 BA TWIN HOMES FROM THE 190s

613 Whitall Avenue, Saint Paul • www.homesofwhitall.com • 612-280-0251



FEATURES

Exterior Features

- 2-Car Garage
- 7'x16' Insulated raised panel steel garage door
- Low maintenance Hardi Plank with decorative cultured stone & shake siding per plan
- Low maintenance Hardi Soffit & Facia
- Large covered front porch for receiving guests & entertaining
- 30 year Asphalt Architectural Shingles
- Asphalt driveway
- Concrete sidewalk
- Exterior water faucet in garage
- Weather proof electrical outlet front & rear elevation
- Completely sodded
- Large cedar decks on all plans
- Mailbox installed

Detailed Interiors

- Oversized windows for optimum natural light
- Princeton style oak trim with flush oak doors or white six panel composite doors
- Schlage hardware
- Insulated raised panel entrance doors with deadbolt and privacy Lock-Lever
- Ventilated closet shelving
- Fiberglass bath & shower bays
- Cultured marble vanity tops
- Full mirrors above bath vanities
- Bathroom accessory fixtures
- 3/4 bath rough in lower level
- Ground fault circuitry in all baths
- Dryer venting to include Std. electric & waste/water hookups
- 3/4 Inch tongue & groove sub floor glued & ring shank nailed
- Smoke & Carbon Monoxide detectors wired and installed with battery backup
- Structured "phone/cable/networking/security" pre-wire to include multi media jacks in kitchen, family, master suite & lower level if finished
- Generous Std. interior finishes to choose from

Well Equipped Kitchen

- Oak panel cabinetry
- Custom laminated countertops
- Self cleaning electric range
- Over the range hood fan
- Multi-cycle dishwasher
- 22 Cubic foot refrigerator
- 1/3 hsp. Food disposal
- Double bowl stainless steel sink w/spray attachment

Peace of Mind

- Double wall construction for fire protection and sound transmission resistance
- Poured concrete foundation with drain tile & waterproofing system
- Association maintained community

Energy Features

- Energy efficient low E double hung windows
- 2"x 6", exterior wall construction
- R-50 ceiling & R-22 wall insulating value with vapor barrier system
- 92% high efficiency gas furnace
- High efficiency central air conditioning
- 40 gallon gas hot water heater
- 150 amp electrical service

The Sherman Associates Guarantee

- Detailed Pre-construction conference with your Building Superintendent
- Detailed Quality control inspections
- Professional cleaning to include windows and light fixtures prior to move in
- Welcome Home Pre-closing orientation meeting with your Building Superintendent
- Post move in service program
- 1-Year workmanship warranty
- 2-Year mechanical warranty
- 10-Year structural warranty