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CROSSROADS COMMUNITY 55+
29 ROD'S WAY
ARUNDEL, ME 04046

SELLER: DNC, INC.
126 CAMPGROUND ROAD
ARUNDEL, ME 04046

NEW 2026 CAVCO CLARION
ASTRO CREATIONS SECTIONAL series 28602A
1333 SQUARE FEET
MODEL 560AC28602A
ENERGY STAR RANCH HINGED ROOF
TWO BEDROOMS/TWO FULL BATHS
ATTACHED TWO CAR GARAGE BUILT ON SITE 24' BY 24'

ADDED OPTIONS AND FEATURES

EXTERIOR

- VINYL SIDING – PREMIUM – MARKET SQUARE
- COLOR REGATTA
- ROOF – ARCHITECTURAL SHINGLES – COLOR ONYX BLACK
- SHUTTERS ALL AROUND – 12" – WHITE
- WHITE VINYL SKIRTING
- 2 X 8 FLOOR JOISTS – 16" ON CENTER
- OSB FLOOR DECKING
- OSB EXTERIOR WALLS
- BLOCKING SUPPORT UNDER EACH EXTERIOR DOORWAY
- ICE SHIELD ON ROOF
- WIND WRAP
- 5/12 PITCH ROOF WITH 16" ON CENTER
- #30 ROOF LOAD
- CEILINGS SMOOTH 8' CEILING WITHOUT COVE MOLDING
- EXTERIOR WALLS 2" BY 6" WITH 16" ON CENTER (HUD)
- PRESSURE TREATED FRONT STEPS WITH WHITE PVC RAILS
- FRONT STEPS SURFACE - TREK DECK
- DECK PRESSURE TREATED BASE WITH TREX DECK ON SURFACE SIZE 12 BY 10 WITH WHITE PVC RAILS
- WINDOWS – VINYL – LOW E – NO GRIDS THRU-OUT
- EXTRA WINDOW IN MASTER BATH
- SLIDING GLASS DOOR IN KITCHEN NOOK EXIT TO DECK
- FIRE RATED STEEL DOOR IN KITCHEN LEADING TO GARAGE
- FIBERGLASS 3 – LITE FRONT DOOR

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- TWO GFI RECEPTACLES
- TWO CAR ATTACHED GARAGE SIZE 24' BY 24'
- GARAGE PACKAGE
- TWO WINDOWS WITH SCREENS AND ONE 9-LITE EXIT DOOR IN GARAGE
- GARAGE DOOR WHITE VINYL SIZE 16' BY 7'
- LIFTMASTER PROGRAMMABLE GARAGE DOOR OPENER WITH REMOTE
- GARAGE IS WIRED WITH PLUGS AND LIGHTS
- GARAGE IS READY WITH ELECTRICAL GFICI ON SEPARATE 20 AMP CIRCUIT
- FIRE RETARDENT DRYWALL ON GARAGE WALLS ADJOINING HOUSE TO CODE – DRYWALL HAS BEEN TAPED, MUDDED AND PAINTED
- ONE SET OF STEPS LEADING INTO THE HOUSE FROM GARAGE
- DAWN TO DUSK LED LIGHT MOUNTED ON FRONT OF GARAGE
- EXTERIOR LIGHT AT BACK DECK AND AT REAR GARAGE DOOR
- ROOF STACK EXTENSION FOR GAS FURNACE
- TWO EXTERIOR WATER FAUCETS
- LANTERN AT INSIDE GARAGE DOOR
- LIGHT AT FRONT DOOR

INTERIOR

- DRYWALL THROUGH-OUT HOME WITH PRIMED WALLS
- INTERIOR DOORS – 2 -PANEL WHITE THROUGHT-OUT
- WHITE INTERIOR MOLDING PACKAGE
- WALL INTERIOR 2" BY 3" STUDS – 16" ON CENTER
- INSULATION R22-R21-R38 (ceiling) – ENERGY STAR
- FLOOR R22 – WALLS R21 HIGH DENSITY – CEILINGS R38
- WINDOWSILL THROUGH-OUT (WHITE)
- SMOOTH CEILING WITHOUT COVE
- ELECTRIC – 100 AMPS
- 1 DOORBELL AT FRONT DOOR
- WATER HEATER – ELECTRIC 40 GALLONS WITH PAN
- GAS FURNACE, 95 PLUS (HUD)HI EFFICENCY
- STACK EXTENSION ON FURNACE
- PERIMETER HEAT
- WHOLE HOUSE VENTILATION FAN
- WATER SHUT OFFS THROUGH-OUT
- IN HOUSE MAIN WATER SHUT OFF IN UTILITY AREA
- 2" BLINDS THRU-OUT
- CURTAIN RODS INSTALLED
- DRAPE PACKAGE AS IS
- VINYL FLOORING INSTALLED
- CARPET IN BOTH BEDROOMS – UPGRADED - TRUE SPIRIT – LADY LIBERTY

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- 4" LED LIGHTS IN BED 2 CLOSET, GUEST CLOSET AND LINEN CLOSET
- WIRE AND SUPPORT FOR CEILING FANS IN BOTH BEDROOMS
- MODERN CEILING FAN INSTALLED IN MASTER BEDROOM
- BEDROOM 2 – MODERN LIGHT INSTALLED
- BI-FOLD WHITE DOORS IN FRONT OF WASHER AND DRYER AREA
- WIRE AND PLUMB FOR WASHER
- WIRE AND VENT FOR ELECTRIC DRYER
- CABINET MO 204A OVER LAUNDRY AREA
- 3 TV JACKS – LIVING ROOM, MASTER AND BEDROOM 2
- 2 PHOTO ELECTRIC SMOKE/CARBON DETECTORS
- NEW ENGLAND CODE

KITCHEN

- CABINETS-STAINED HARDWOOD CONSTRUCTION- RUSTIC ELM WITH CENTER SHELVES
- HARDWOOD PAINTED STILES, HARDWOOD CABINET CROWN AND HARDWOOD UNDER CABINET MOULDING
- 42" OVERHEAD KITCHEN CABINETS
- CABINET OVER REFRIGERATOR WITH DOORS
- DRAWS OVER CABINET DOORS
- LAZY SUSAN IN KITCHEN BASE UNIT
- COUNTERTOPS LAMINATE COLOR SPRING CARNIVAL
- TILE ON FULL BACKSPLASH – MIDDLETON 4" BY 12" - LATTE
- SOFT CLOSE DRAWER GUIDES AND CABINET DOORS
- CONTEMPORARY CABINET PULLS – BRUSHED NICKEL
- CABINET DOOR OVER ELECTRIC PANEL BOX
- STAINLESS STEEL KITCHEN SINK 33 BY 22 BY 8
- CRESCENT EDGE ON COUNTERTOPS
- HARDWOOD ISLAND - WITH DRAWERS REPLACING DOORS
- 10" HANGING DOME LIGHT BLACK OVER KITCHEN ISLAND
- RECESSED CAN LITES IN KITCHEN 6"
- KITCHEN FAUCET – GOOSENECK WITH PULL DOWN SPRAYER – BRUSHED NICKEL
- DIAMOND APPLIANCE PACKAGE – STAINLESS STEEL WITH
- WHIRLPOOL 24 CF FRENCH DOOR WITH BOTTOM FREEZER REFRIGERATOR - SS
- WHIRLPOOL SELF CLEAN GAS RANGE - SS
- WHIRLPOOL DISHWASHER – 4 CYCLE - SS
- WHIRLPOOL MICROWAVE OVER THE RANGE - SS
- THREE RECESSED CAN LIGHTS

BATHROOMS

- BOTH HAVE RAISED HEIGHT TOILET
- STRUCTURED FLOW FAUCETS IN SINKS, TUB AND SHOWER – BRUSHED NICKEL
- MASTER HAS WALKIN FIBERGLASS SHOWER STALL WITH SLIDING DOORS AND SEATS

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- DOUBLE LAV SINKS IN MASTER BATH
- LAMINATE COUNTERTOP IN BOTH BATHS COLOR -SPRING CARNIVAL
- BOTH BATHS HAVE 4" LAMINATE BACKSPLASH
- CABINET OVER THE TOILET IN 2ND BATH
- 2 LIGHT BATH LIGHT IN (black) OVER VANITY – 2 IN MASTER
- 1 - 2 LIGHT BATH LIGHT (black) 2ND BATH
- 3 CHINA SINKS
- 2ND BATH HAS 60" FIBERGLASS TUB UNIT
- 36" TALL BATH VANITIES
- 2 FRAMED MIRRORS OVER LAV IN BATH 1 - BLACK
- 1 FRAMED MIRROR OVER LAV IN BATH 2 -BLACK
- BATH ACCESSORY HARDWARE IN BRUSHED NICKEL INSTALLED IN BOTH BATHS

LIVING ROOM

- WIRE AND SUPPORT FOR CEILING FAN
- MODERN CEILING FAN INSTALLED
- BLACK PENDANT LIGHT IN DINING AREA

SET UP INCLUDES

HOME IS SET UP AND ANCHORED ON CONCRETE SLAB
PERMITS – TOWN OF ARUNDEL
STATE SEAL – MAINE
WATER HOOK UP WITH HEAT TAPE
SEWER HOOK UP TO CODE
ELECTRICAL HOOK UP BY LICENSED ELECTRICIAN
GAS HOOK UP BY LICENSED COMPANY
PAVED DRIVEWAY
LAWN AND SEED
SKIRTING INSTALLED
MAILBOX AT DRIVEWAY END AND NUMBER ON HOME
ONE YEAR MANUFACTURERS WARRANTY FROM COMMODORE HOMES OF PA
2-10 HOME BUYERS STRUCTURAL WARRANTY

WALLS ARE PAINTED
DOOR TRIM PAINTED WHITE