

Customize... Make it Yours.

Enjoy choosing your interior colors, countertops, cabinet finishes and hardware style, Hardwood flooring, carpet, tile, plumbing fixtures, light fixtures, appliances, and more that will define your lifestyle... all with generous allowances for each.

SUPERIOR FEATURES

These extraordinary features combine to create a unique environment that will promote a totally new lifestyle that you will enjoy and treasure for years to come.

- Spacious Great Room features soaring vaulted ceiling with cross beams
- Cross beams are custom-hued from exquisite solid Alder wood and stained
- In addition, these beams feature spectacular recessed LED uplighting
- Massive Adler entrance surrounds, off the Great Room
- Impressive 8-foot solid Knotty Alder entrance door with side lights
- Craftsman style, 8-foot 1-3/4", 3 panel solid core doors
- Expansive windowscapes with Marvin "Elevate" wood casement windows
- Windows feature a wide 4-1/4" wide casement trim molding throughout
- Stately 5-1/2" base moldings, painted white, to accentuate the wood floors
- Authentic Amish-built craftsmanship, featuring custom kitchen cabinets that reach to the 10 ft ceiling with glass doors and LED accent lighting
- Distinctive crown molding and accent lighting adds a dramatic flair
- Entertainment Wall of the Great Room also features Amish built-in cabinetry surrounding the 42" gas fireplace with custom solid wood mantle
- Amish craftsmanship extends to the bathrooms, mudroom and linen closets
- Oversized two-car garage is completely insulated and drywall finished
- All-season Sunroom situated off the Great Room provides a warm respite
- Bonus Loft Level with full Bath offers limitless possibilities ranging from a third Bedroom to a Home Theatre or Hobby and Craft room,

STANDARD FEATURES

Only the finest premium building materials have been specified and the Total Energy Efficiency of the Home has been engineered and integrated throughout. Many of these would be costly upgrades. At Cedar Gables they are included.

KITCHEN

- Amish custom cabinets, floor to ceiling height (10ft) with glass doors, soft closure drawers and doors with in cabinet and under-cabinet LED lighting
- Large kitchen island with pull out garbage, electrical outlet, stainless steel under-mount sink, premium faucet and In-Sinkerator™ garbage disposal
- Granite/Quartz countertops included throughout
- Ceramic tile backsplash over kitchen counter
- Generous KitchenAid appliance allowance
- Waterline for the ice maker in the refrigerator
- Range hood vented to the exterior

BEDROOMS AND BATHS

- Primary bedroom includes an immense walk-in closet with custom shelving
- Primary bathroom includes tile flooring and fully tiled shower with flush entry and heavy-duty frameless glass shower door, niche and bench
- Bath 2 includes a white tub with tile surround
- Bath 3 includes a fiberglass shower pan, tiled walls and shower glass
- Carpeting with ½" pad in bedrooms, closets, bonus room and stairs
- Bath accessory allowance
- Wood framed plate glass mirrors over vanities
- Kohler, Delta and Kraus plumbing fixtures, per model

FIRST IMPRESSIONS

- Distinctive wood ceiling is featured above the entrance foyer
- LED lighting in Great Room and 1-3/4" inch crown molding
- Mohawk TecWood engineered hardwood flooring (5 color options)

STRUCTURAL INTEGRITY

- 2"x 6" exterior wall construction 16" OC with advanced energy-efficient LP WeatherLogic wall sheathing system
- The *Sound-Deadening* common wall features a double wall construction with R-19 density sound batt insulation, ½" sound board and 5/8" drywall
- Building foundation is concrete slab on grade with 4' frost walls
- 2" R-7 EPS Rigid foam board insulation under concrete floor
- High performance engineered wood floor I-joists with ¾" tongue and groove subfloor, glued and nailed at loft level Bonus room and Storage room
- Manufactured and engineered roof trusses with tie downs, lateral bracing with ½" OSB roof sheathing

INTERIOR DETAILS

- Interior drywall finish features decorative orange peel texture
- Distinctive Schlage door handles throughout
- White newel post and handrail
- Black metal balusters at stairs

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SUPERIOR EXTERIOR MATERIALS AND FINISHES

- Real Lannon stone (Cambridge style) from Halquist
- Creative accent of a standing seam metal roof at strategic plan locations
- GAF high-definition dimensional architectural shingles
- LP SmartSide prefinished trim, fascia, and soffit
- Pre-finished real cedar shake siding with 20-year warranty
- Maintenance-free 5" aluminum gutters and 4" downspouts
- Marvin "Elevate" wood casement windows / Patio French doors with standard hardware and screens
- 16 x 8' CHI (cedar tone) insulated garage door with windows and Liftmaster™ opener, 2 remotes and keypad
- Concrete poured patio and sidewalk with asphalt driveway

ENERGY EFFICIENCY, PLUMBING AND ELECTRICAL

- 42" gas fireplace, Heat & Glo 8KSeries
- R-50 blown ceiling insulation; with R-38 sloped vaulted ceilings
- R-19 fiberglass batt exterior wall insulation
- R-19.2 Corbond III™ spray-in-place polyurethane box sill insulation
- Carrier™ 59TP6 96% AFUE energy efficient gas furnace with electronic ignition and programmable thermostat
- Carrier™ media air cleaner
- Carrier™ 14 SEER Puron® air conditioner
- Exterior vented bath fans, ducting for dryer and range hood
- Electrical service, 150 amp with 42 circuit breaker panel
- 2 Exterior weatherproof outlets
- Interconnected smoke detectors with battery backup
- Electric or gas to range; and dryer
- Light fixture allowance included
- Energy efficient 50-gallon gas power vented water heater
- 2 frost-proof hose bibs
- Plumbing includes PEX water lines with copper shut off valves at all sinks and toilets, 2 frost protected hose bibs
- Electrical includes 150-amp service, premium Decora outlets and switches, smoke and CO2 detectors, GFCI outlets per code, cat6 (ethernet) at TV locations, recessed LED lighting w/ dimmers, under and in-cabinet lighting

LOCATION AND SITE FEATURES

Cedar Gables is prominently located on 33 acres in rural Pewaukee. It offers an incredible combination of low density planning with the nature preservation of green space and its natural habitat. This will accentuate and enhance the pristine landscaping and manicured lawns surrounding your home. It will also include:

- Spectacular aerated water fountains cascading amidst two glistening ponds
- Private resident Swimming Pool, Sundeck with showers and changing rooms
- Private Pickleball Court for the residents and their guests
- All exterior landscaping and lawns professionally installed and maintained
- All roads maintained by the City of Pewaukee, not the Association