****IMPORTANT INFORMATION****

BUYERS CHOOSING NEW CONSTRUCTION NEED TO COMPARE CONSTRUCTION/AMENITIES – MAKES DIFFERENCE IN LIVABILITY OF HOUSE – "CUSTOM" HOMES ARE NOT BUILT IN-MASS

(CAN TAKE THIS HANDOUT TO COMPARE NEW CONSTRUCTION HOMES)

LESS COSTLY BUILT HOMES MAY HAVE THE COSMETIC APPEAL BUT NOT QUALITY - OFTEN BUILT SIDE BY SIDE WITH HOMES WHICH ARE IDENTICAL LAYOUTS/FINISHES - BUILT IN-MASS FOR HIGHEST PROFIT - CUTTING COST WITH SMALLER BASE TRIM – AROUND FLOOR, NO SPECIAL LIGHT FIXTURES OR FANS, USING SAME COLORS/CABINETS/COUNTER TOPS, ETC. (MOST LIGHTING RECESSED) –NO PENDULEM ETC. IN KITCHEN DINING, NO FULL TILE SHOWERS, ETC.

QUALITY DIFFERENCES TO NOTE WITH NEW CONSTRUCTION CUSTOM

CUSTOM HOME AMENITIES

2209 MILLIGAN COURT SW – AMENITIES/EXPLANATIONS

2 X 6 CONSTRUCTION; VINYL SIDING; VINLY WINDOWS; ALUMINUM SOFFIT/FASCIA

FULLY LANDSCAPED – YARD – GRASS – BUSHES, ETC. CONCRETE SIDEWALK IS CUSTOM (VERSUS THE NEW COOKIE CUTTER HOMES BUILT AS CLOSE TO STREET AS POSSIBLE WITH AS LITTLE CONCRETE – SMALL SIDEWALKS FROM DRIVE TO FRONT DOOR- LOOKING LIKE SQUARES OF CONCRETE) – STONE ON FRONT

DECK IN BACK – 12 X 12 (DECKS ARE TYPICALLY 10 X 10)

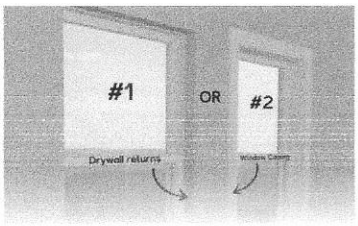
PRIVACY FENCING IN BACK YARD ($9000)

EXTERIOR WALLS – 2X6 VERSUS 2X4 – DEPTH OF OUTSIDE WALLS BUFFER SOUND, LARGER DEPTH EQUATES TO MORE STABILTY AND BETTER R-VALUE (HEAT/COOLING) – CAN TELL BY DEPTH OF WINDOWS

THIS HOME HAS 2X6 CONSTRUCTION – WALLS ALL 9" IN MAIN LEVEL AND 9" IN LOWER LEVEL (WHEN FINISHED GIVES MORE APPEARANCE OF HEAD "SPACE" – LARGE DAYLIGHT WINDOWS – MOST LOWER LEVEL FRAMING IN-TACT TO BUILD A BEDROOM/FULL BATH/FAMILY ROOM – (MOST NEW BUILDS HAVE LOW CEILINGS 8' BASEMENT/ LOWER LEVEL CEILINGS). ADD LOWER LEVEL FINISH – BATH/BED/FAMILY - $35,000

GARAGE HAS 12' CEILINGS VERSUS STANDARD 9' – ALLOWS FOR ADDITIONAL HANGING STORAGE OF BICYCLES, ETC. – ALSO FULLY FINISHED/INSULATED GARAGE – CAN ADD GAS FURNACE FOR HEAT FOR UNDER $3000

THE FOLLOWING WINDOWS ARE TWO TYPES OF FINISH – ONE HAS "DRY WALL" RETURN – THE OTHER HAS "FULLY CASED- WINDOWS WITH TRIM" – PICTURE FRAMED (FULLY CASED WITH WOOD TRIM ARE MORE ATTRACTIVE – MORE COSTLY)



ALL BASE TRIM IS 5" – TRIM AROUND FLOORING, UPGRADED CARPET AND UPGRADED LUXERY VINYL (PINE)

CABINETS – ALL CABINETS ARE FULL OVERLAY (NO CABINET FRONT SPACE SHOWING – ONLY DOORS, DRAWER FRONTS) "SOFT CLOSE" – DRAWERS CLOSE WITH LITTLE EFFORT – VERSUS – NON-SOFT CLOSE – CHEAPER, ALL KNOBS ON ALL CABINETS – LARGE ISLAND WITH RECESSED SEATING (SIDES COME OUT TO RECESS HALF OF CHAIRS – TO ALLOW COUNTER FOR SEATING) – TILE BACKSPLASH MATCHING THE FIREPLACE SURROUND, BLINDS ON GREAT ROOM WINDOWS, UPGRADED COUNTER TOPS, WALK IN PANTRY, ALL APPLIANCES – STAINLESS (STOVE, REFRIGERATOR, MICRO, DISHWASHER), SINK IN ISLAND

FIREPLACE (COLOR CHANGE) HEATING IN GREATROOM

LAYOUT SPLIT – PRIMARY SPLIT FROM TWO ADDITIONAL BEDROOMS, PRIMARY BATH HAS FULLY CUSTOM TILE SHOWER, DUAL SINKS, CONVENIENT TO MUD/LAUNDRY.

MUDD ROOM WITH CUSTOM LOCKER, BARN DOOR ENTRY