



# Silk Avenue Homes

## Standard Features and Allowances

### With 2 Car Garage

- \$8,000 allowance for Kemper choice Manchester soft close cabinets with 36" wall cabinets, and premium laminate countertops
- \$7,500 floor covering allowance towards ceramic in bathrooms and laundry, luxury vinyl plank for first floor, and carpeting for bedrooms and steps
  - \$1,500 allowance for tiled shower walls with fiberglass base in the master bath
  - A \$1,500 lighting allowance in addition to 10 recessed lights
  - A \$3,000 allowance towards plumbing fixtures
  - A \$1,500 appliance allowance towards an energy Star dishwasher and range hood or Microwave
- A \$3,000 allowance towards landscaping
- 95% High-efficiency furnace
- 13 Seer central air conditioning unit
- Digital programmable thermostat
- HVAC to meet energy star
- PEX & PVC water lines
- (2) exterior outdoor spigots
- High efficiency 50-gallon power vented hot water tank
- Gas hookup to range; electric to dryer
- Premium vinyl windows
- Energy efficient, blown-in R-23 insulation for 2x6 walls, with spray foam for rim Joist, R-49 blown for attic and 2" foam board insulation on exterior foundation walls below grade
  - MSP-1 waterproofing with 30-year warranty provided by Elyria pressure seal
  - Dimensional Owens Corning Oakridge roof shingles
  - Steel insulated exterior doors
  - Satin nickel door hardware and hinges

- Exterior keylocks, interior privacy and passage knobs Dexter by Schlage Marin lever style
- Zip wall system for exterior sheathing vapor barrier
- Oak starting step to second floor with partial wood railing with painted square spindles.
- Interior painting to include choice of (3) wall colors, white semi-gloss for woodwork, ceilings painted flat white.
- Drywall to include smooth ceilings for first floor and knock down texture for second floor
- Steel ventilated wire shelving for closets
- Mirrors with penciled edges above bathroom vanities
- Overhead garage door with two controls for opener and keypad on jamb
- Front porch with cedar railings and posts
- Choice of interior door styles from builders' standard selections
- Premium Charter oak color vinyl siding by ALLSIDE
- Choice of modern or molded style casing and baseboard
- Home to meet Cleveland Green Standards for Tax Abatement
- Two car detached garage
- 1,520 Square feet

**\$259,900**