



ELMHURST HOMES 1971 WEST 54TH





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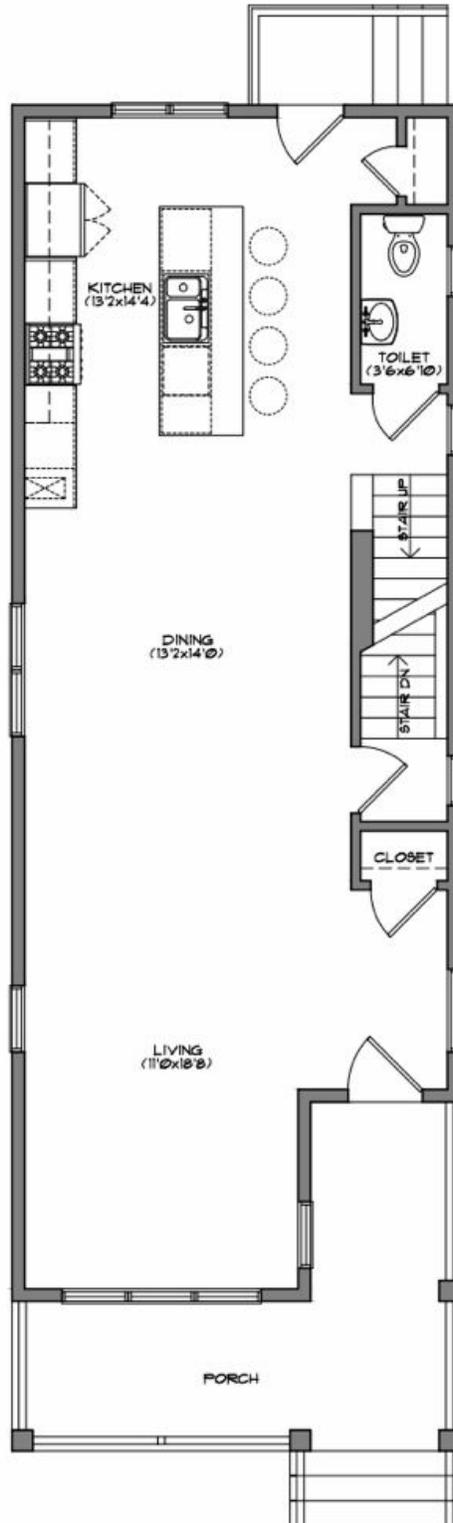


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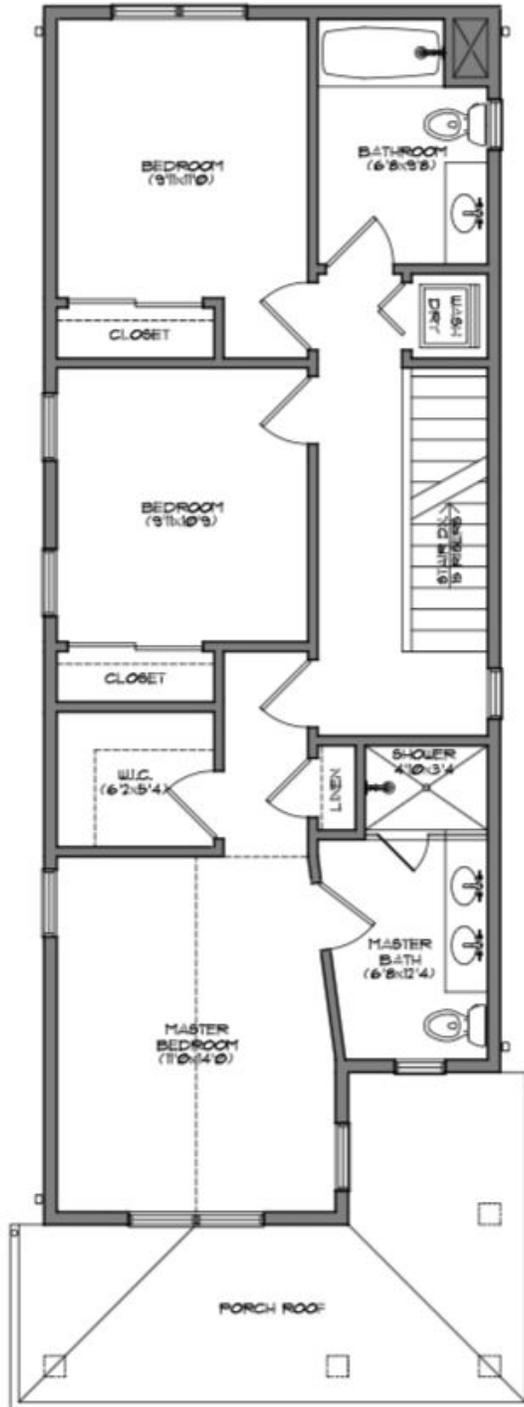


1ST FLOOR PLAN

N.T.S.



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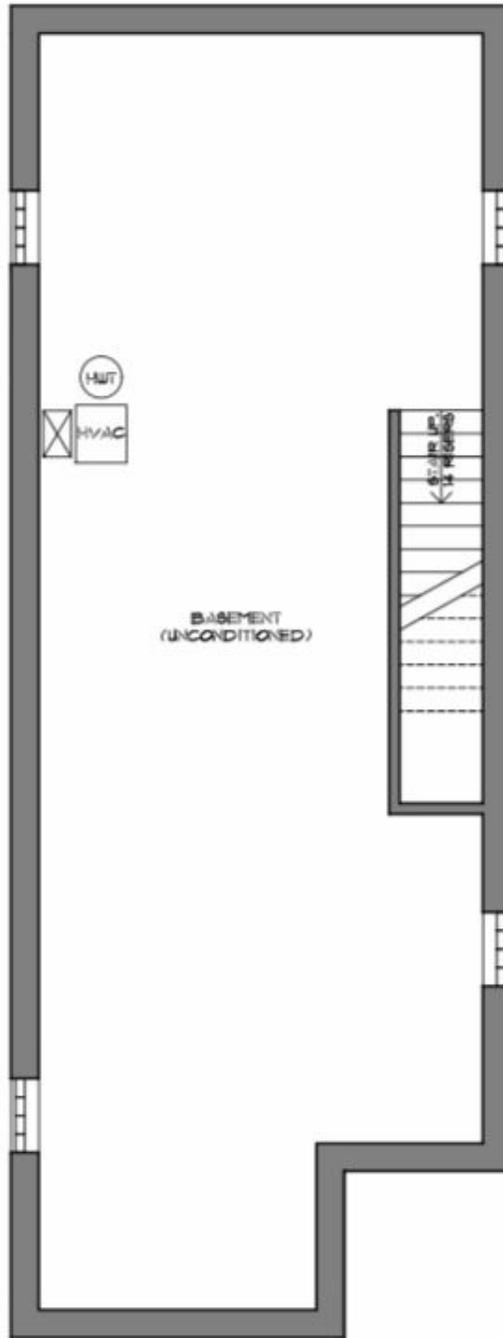


2ND FLOOR PLAN

NT6



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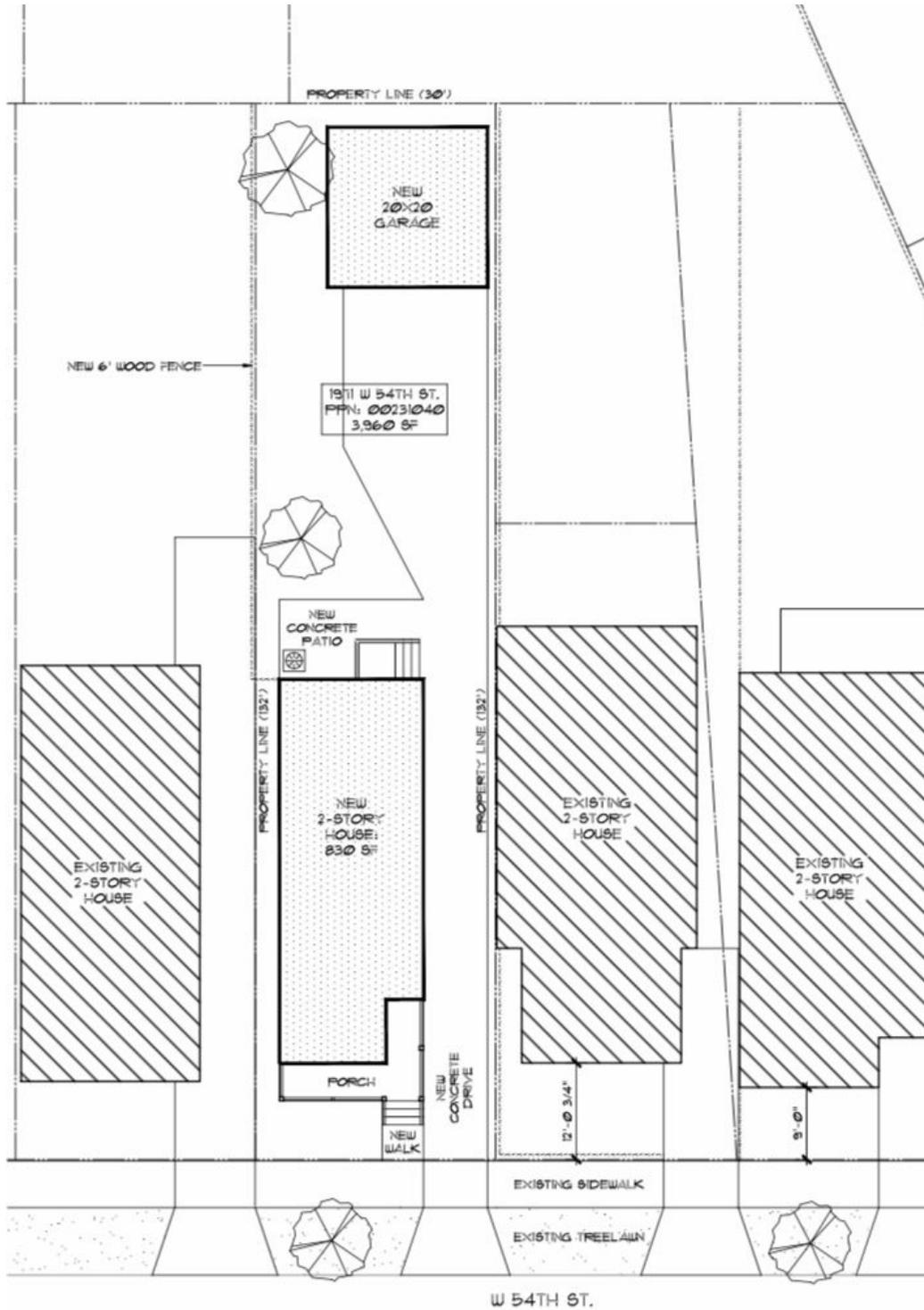


BASEMENT PLAN

NTS



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ARCHITECTURAL SITE PLAN

3/32" = 1'-0"





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15 Yr Tax Abatement Built to Enterprise Green Communities Standard Specifications

CONSTRUCTION

2 x 6 framing
9 ft first and second floor ceilings
Vaulted Master bedroom ceilings
Engineered floor joists
30 year dimensional asphalt roof shingles
Vented soffits
Smoke and CO detectors
150 amp electrical service
Concrete driveway
8 ft basement walls
Double hung windows
Radon mitigation pipe and motor.

ENERGY

95% high efficiency furnace
2.5 ton central air conditioning system
Energy efficient tankless water heater
Digital thermostat
R-21 exterior framed wall insulation
R10 foundation wall insulation
R49 ceiling insulation
Foam insulation around windows and doors
Energy Star security LED light on back door
Energy Star photocell LED light on front door and garage door

KITCHEN

All Energy Star rated stainless steel appliances
1000W Microwave
Four burner gas range and oven
Quartz countertop
Timberlake Lausanne Duraform Linen cabinets with roll out pantry
12 HP Disposal

INTERIOR

Engineered wood flooring in living room, kitchen and dining area
Ceramic floor in first floor half bath and laundry room
2nd floor wall to wall carpeting 8# pad
Low VOC painted molding, interior doors, windows and window sills
Lever style locksets in brushed nickel
Wire shelving in closets
\$1,500 lighting allowance

BATHROOMS

Shower heads 1.5 gpm max
Toilets 1.28 gpf max or 1.1-1.6 dual flush
Three Energy Star bath exhaust fans, one with continuous operation
Master bath tiled floors and shower
Granite countertop in master bath
Pedestal sink in half bath
Full width vanity mirrors in full baths
Ceramic tile floors in second bath
One piece fiberglass tub/shower in second bath
Acrylic countertop in second bathroom
Rough-in for basement bathroom.