

## PRO #4008 • 1,600 sq. ft.

Two-story • 3 bedrooms • 2 ½ baths • 2-car tandem garage • Crawl Space standard

with Crawl Space (standard)	with Partial Unfinished Basement	with Full Unfinished Basement
<b>\$349,900</b>	<b>N/A</b>	<b>\$366,400</b>
1,600 sq. ft. (finished, both floors)	N/A	1,600 sq. ft. (finished, both floors) 731 sq. ft. (unfinished full basement)

9' ceilings throughout the clearly defined living spaces in the 4008 plan add to its spacious look and feel. All of the living and gathering spaces are found on the main level, with three bedrooms and two full bathrooms privately situated upstairs. Enjoy the added convenience of a second-floor laundry room positioned near the bedrooms and a Jack-and-Jill bath between bedrooms 2 and 3. A two-car tandem garage comes standard or choose to add the optional owner's entry and walk-in pantry in lieu of the 3<sup>rd</sup> tandem bay. Crawl space included in base price; add more square footage with basement options.

## PRO #4009 • 1,347 sq. ft.

Ranch style • 3 bedrooms • 2 baths • 2-car tandem garage • Crawl Space standard

with Crawl Space (standard)	with Partial Unfinished Basement	with Full Unfinished Basement
<b>\$324,900</b>	<b>\$342,900</b>	<b>\$348,900</b>
1,347 sq. ft. (finished, main floor)	1,347 sq. ft. (finished, main floor) 879 sq. ft. (unfinished partial bsmt))	1,347 sq. ft. (finished, main floor) 1,267 sq. ft. (unfinished, full bsmt)

Priced right for first-time buyers, this ranch plan doesn't skimp on quality features. Relax in the spacious master retreat with private bath and walk-in closet. Two additional bedrooms at the front of the home are perfect for a growing family—or convert one to an optional study/office for the tele-commuter. The location of the laundry room, with access from both the garage and kitchen, makes a convenient owner's entry, and even the discriminating cook will appreciate the large pantry and island in the kitchen. Crawl space included in base price; add more square footage with basement options.

## PRO #4010 • 1,657 sq. ft.

Ranch style • 3 bedrooms • 2 baths • 2-car tandem garage

with Crawl Space (standard)	with Partial Unfinished Basement	with Full Unfinished Basement
<b>\$337,900</b>	<b>\$362,900</b>	<b>\$368,900</b>
<b>1,657 sq. ft. (finished)</b>	1,657 sq. ft. (finished, main floor) 667 sq. ft. (unfinished partial bsmt)	1,657 sq. ft. (finished) 1,558 sq. ft. (unfinished full bsmt)

Enjoy the convenience of main-floor living in this well-apportioned plan. A hallway off of the entryway leads to two bedrooms with a bath in between, while the sizable master suite invites you to relax and unwind. Welcome friends and family into the large kitchen open to dining and living areas, and perfect for entertaining. Crawl space is included in base price; add more square footage with basement options.

## PRO #4011 • 1,522 sq. ft.

Ranch style • 2 bedrooms • 2 baths • 2-car tandem garage

with Crawl Space	with Partial Unfinished Basement (standard)	with Full Unfinished Basement
N/A	<b>\$354,900</b>	<b>\$360,900</b>
N/A	1,522 sq. ft. (finished, main floor) 802 ft. (unfinished)	1,522 sq. ft. (finished, main floor) 1,398 sq. ft. (unfinished, full bsmt)

Cozy up in this two-bedroom ranch, perfect for young families starting out or empty-nesters ready to retire. The welcoming entry leads to living and dining areas, which are adjacent to the spacious kitchen with center island. With the master suite tucked at the rear of the home, you'll have plenty of privacy to make it your own sanctuary. Partial unfinished basement is included in base price; add more square footage with full basement option.

## PRO #4012 • 1,738 sq. ft.

Ranch style • 2 – 3 bedrooms • 2 baths • 2-car garage

with Crawl Space	with Partial Unfinished Basement (standard)	with Full Unfinished Basement
N/A	<b>\$359,900</b>	<b>\$365,900</b>
N/A	1,738 sq. ft. (finished, main floor) 1,221 ft. (unfinished partial basement)	1,738 sq. ft. (finished, main floor) 1,678 sq. ft. (unfinished full bsmt)

Options abound in this family-friendly ranch plan. The spacious living and dining areas off of the kitchen provide a welcoming gathering place for friends and family. The private master suite at the rear of the home has plenty of room for relaxing and boasts a large walk-in closet. Tailor this plan to suit your needs by adding optional third bedroom or study, gourmet kitchen, bench in the owner's entry, or a gas fireplace. Add more square footage with full basement option.

## PRO #4013 • 2,136 sq. ft.

Two-story • 3 – 4 bedrooms • 2½ baths • 2-car tandem garage

with Crawl Space	with Partial Unfinished Basement	with Full Unfinished Basement (standard)
N/A	N/A	<b>\$384,900</b>
N/A	N/A	2,136 sq. ft. (finished, main and second floors) 905 sq. ft. (unfinished, full basement)

If two-story living is your cup of tea, this plan—which features three bedrooms upstairs with a fourth bedroom or study on the main floor—may be just the ticket. You'll love the well-designed master suite with its spacious bath and huge walk-in closet. The Jack-and-Jill bath between bedrooms two and three provides convenience, as does the second-floor laundry area. An open stair railing creates an airy ambiance which enhances the spacious feel of this home.

## PRO #4014 • 2,246 sq. ft.

Two-story • 4 – 5 bedrooms • 2½ baths • 2-car tandem garage

with Crawl Space	with Partial Unfinished Basement	with Full Unfinished Basement (standard)
N/A	N/A	<b>\$394,900</b>
N/A	N/A	2,246 sq. ft. (finished, main and second floors) 1,007 sq. ft. (unfinished, full basement)

Maximize your options with this impressive two-story home, which offers a main-floor study (or optional 5th bedroom), and a large, welcoming foyer which leads to the spacious kitchen and living/dining areas. You'll love the walk-in pantry, which is ideally located to accommodate your warehouse grocery shopping, as well as the large second-floor laundry room. Convert one of the upstairs bedrooms to an optional loft to create a family retreat.

## Quality Exterior Features

- Over-sized garages
- Impressive curb appeal – stonework standard
- Many exterior elevation and color options
- Complete underground utilities
- Engineered steel-reinforced concrete foundations
- Interior drain systems
- Front and back waterproof outlets
- Front and back anti-freeze hose bibs
- Impact-resistant 30-year roofing material
- Large basements with finish options
- Completely wood-encased prior to siding
- Front yard landscaping standard – sod, shrubs, river rock, auto sprinkler system

## Family-Friendly Kitchens

- Large work space with adjoining dining area
- Solid-surface countertops – 3cm granite standard
- Evelyn *Evoke* laminate flooring at kitchen, foyer, and owner's entry
- Whirlpool stainless steel appliances standard
- Stainless steel under-mount sink
- Classic and Modern fixture packages
- Spacious pantry
- Gourmet kitchen and expanded owner's entry options

## Homeowner Security

- Fully-integrated smoke and carbon monoxide detection system
- Exterior lighting at front and back entrances
- Builder's Limited Warranty
- GFI safety outlets in kitchen, bathrooms, garage, and utility room
- Dead-bolt locks on exterior doors
- Site-specific soils and structural engineering

## Builder Incentives

- \$1,500 buyer closing costs credit if Sheffield's preferred lender is used

## Distinctive Interior Finishes

- Innovative floor plans
- Fireplace options
- Dramatic vaulted ceilings
- Knock-down textured ceilings and walls
- Classic and Modern lighting, trim, and hardware packages
- Laundry / utility rooms, per plan
- Dexter Schlage entry hardware
- Square drywall corners
- Ceiling fan wiring in Great Room and Master Bedroom
- Low-volt pre-wiring for entertainment and technology
- 3cm granite standard on all countertops

## Elegant Master Suites

- Sitting and dressing areas, per plan
- Armstrong *Stratamax* vinyl flooring in bath
- Raised vanity with double sinks
- Walk-in closet with ventilated shelving, per plan
- Walk-in shower with Crystalline framed clear glass enclosure
- American Standard fixtures and Delta faucets
- Solid-surface countertops – 3cm granite standard
- Classic and Modern fixture packages

## Energy-Efficient Features

- Lennox 93% single-state burner/blower furnace
- LED lightbulbs standard
- Bradford White high-efficiency power direct-vent water heater, 48-gallon capacity
- Mi Pro 5000 series vinyl windows – double pane, impact resistant, two colors standard (white and adobe) and two optional colors (silver and bronze)
- Honeywell programmable thermostat
- R-49 ceiling, vault, and attic insulation
- R-20 unfaced batts in 2'x6' exterior walls and boxsills
- R-38 insulation in cantilevered floors
- R-20 insulation at garage ceiling
- R-15 insulation at garage walls common to living areas
- Foam sealant at exterior mechanical penetrations, mudsills, windows, and doors