

The "Franklin"

from **\$459,900.00**
+ homesite



Try to find wasted space inside the Madigan Grace. You'll love this home for its easy layout, sun-filled interior, and contemporary appointments.

There's plenty of curb-appeal with this traditional craftsman style home.

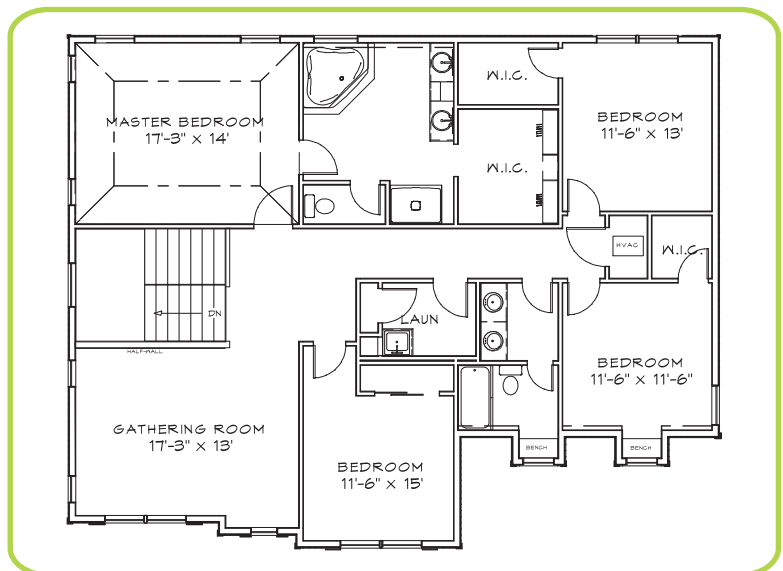
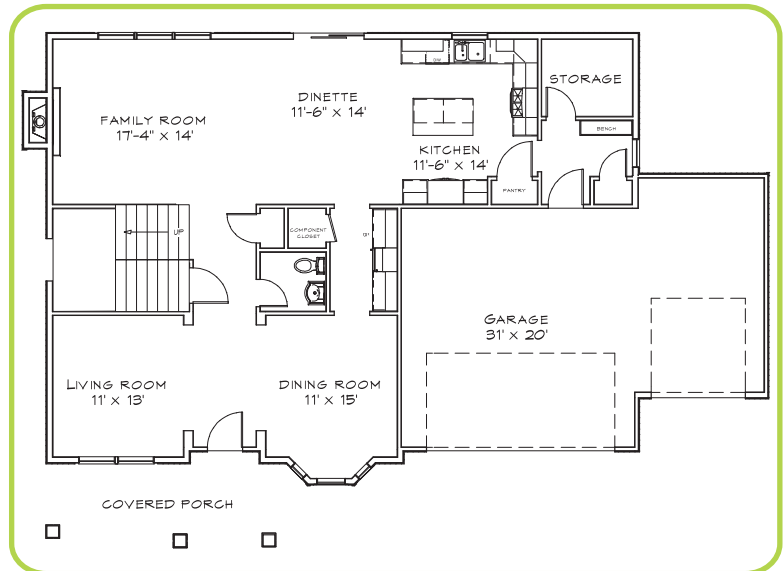
Walking through the front-door, the large open foyer welcomes both guests and family into it's spacious interior. Featuring a flexible room which can serve as an office, living room, or family den on one side and a formal dining room to gather with family and friends.

As you explore the home, one thing becomes clear - this home is excitingly packed with amenities. A large open family room and large

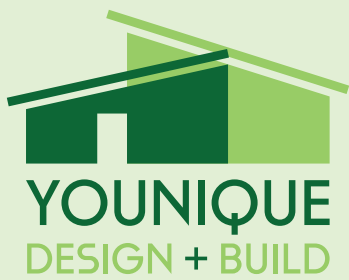
kitchen with island make dinner parties or a get-together a breeze. Four bedrooms and a gathering room leave plenty of private space for the family, and for the owners, a large tray master bedroom leads to the master bathroom, which features a large walk-in closet, separate spa tub and shower, and dual vanities.

This home was designed to create minimum wasted space in construction. After we completed the drawings, *We nailed it!*

Additional Concepts Include: Two-Story Family Room, 3rd Full Bathroom on 2nd Floor, Grilling Porch on Main Level, Main Floor Laundry Room, Multiple Exterior Elevations and Many Additional Custom Options.



we build on your lot...or ours!



Quality Standard Selections

Younique Design + Build homes are built with distinctive quality construction, gourmet kitchen features, top of the line bathroom amenities, and other creative and innovative features. Browse through our standards listed below.

Exteriors

- Stone or Brick Exteriors per print
- High Strength Double-4 Lap Vinyl Siding
- Architectural 30-Year Dimensional Shingle
- High Efficient Foundation Insulation Blanket on interior concrete walls
- Oversized Low-E/Argon Filled Gas Windows and Patio Doors for Superior Insulating Values meeting Energy Star Guidelines
- (2) - Exterior GFI Electrical Outlets
- (2) - Frost Proof Hose Connections
- 2 or 3 Car Insulated Garage Doors with Exterior Keypad and Openers Per Model
- Premium Insulated Entry Doors
- Address Stone or Plaque
- Concrete Driveway
- Exterior Concrete Sealed for Longevity and Durability

Structural Detail

- 200AMP Electrical Service
- Poured Concrete Foundation with Exterior applied Sealant
- **2 x 6 Exterior Walls** with Zip-Wall
- R-24 Exterior Wall Insulation with Anti-Air-Infiltration System
- Exterior and Interior Walls 16" On-Center
- Floor Joists Calculated to Exceed Code Requirements - 16" On-Center
- Recycled engineered Huber Adantech Subflooring glued and nailed
- Re-Inforced Window Exterior Sealing System
- 96% + "Carrier" Brand Name Heating Equipment
- 13 - Seer "Carrier" Brand Name Air Conditioning
- 50 - 75 Gallon High Efficient Hot Water Tank per model
- ACCA Certified HVAC Installation
- ERV (Energy Recovery Ventilator) for improved IAQ (indoor air quality)
- 9' First Floor Walls
- 8' Second Floor Walls
- All Drywall Glued and Screwed
- 5/8" Drywall in Garage where Required
- Garage Completely Dry-Walled
- Easy Care Wire Shelving
- All Hot and Cold Plumbing Installed in Pex
- All Vents Exhausted to Exterior

Kitchens and Bathrooms

- Choice of Quality Cabinetry
- Choice of Stains Included
- Choice of Hardware on Cabinetry
- Microwave with Hood, Dishwasher and 1/3 Horsepower Garbage Disposal
- Stainless Steel Drop-In Double Bowl Kitchen Sink
- Stainless Steel Pull-Out Kitchen Faucet
- **Granite** Counters in Kitchen
- Pedestal and Matching Toilet in Powder Room
- Raised Vanity Heights in Master Bathroom
- Double Bowl Sinks in Master Bathroom per Model
- Marble Counters with Integral Bowls in baths
- Chrome Lever Faucets
- Oversized Tub in Master Bathroom
- Stand-Up Shower in Master Bathroom per Model
- Plate Glass Vanity Mirrors
- Ceramic Tile in Bathrooms and Laundry Rooms
- Wood Flooring in Kitchen
- Energy Star Bathroom Fans with Extreme Noise Reduction

Interior Details

- Choice of 2 - 3 - 4 - 6 Panel Interior Doors
- Nickel Door Hardware
- 4 1/4" Traditional Base Trim on 1st Floor
- 4 1/4" Traditional Base Trim on 2nd Floor
- 3 1/2" Traditional Casing around all Windows
- Shoe Molding on all Ceramic and Wood Flooring Areas
- 36" Heatilator Sealed Gas-Burning Fireplace with Electronic Ignition for Higher Efficiency
- Fireplace with Designed Wood and Stone Surround
- All Bedrooms Wired for Ceiling Fans
- Energy Star Appliances per model
- Light Fixture Allowance per Model
- Wood Flooring in Entry, Main Floor Hall, and Powder Room

Younique Design + Build offers many opportunities for additional personal touches. Is there something you have always wanted, please let us know so we can incorporate your ideas into your new home.