



# OSTERCRAFT H O M E S , I N C .

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## Standard Features for Water Avenue Lofts II

CAT 5 Wiring  
Smart Panel Wiring System  
30 Year Architectural Roofing  
Landscaped Front Yards and Back Yards  
Vaulted Ceilings  
Plant Shelves

### Earth Advantage/ Energy Star Rated

- Energy Star Qualified Furnace
- Energy Star High Efficiency Vinyl Windows
- House Tightening Measures
- Efficient Ductwork Design & Seal
- Energy Star Compact Fluorescent Lights and Fixture Package
- High Efficiency Gas Water Heater
- R-30 Insulated Floors

### Appliances

- Frigidaire Stainless Steel Dishwasher
- Frigidaire Stainless Steel Duel Fuel Gas Range
- Built In Stainless Steel Microwave
- Broan Stainless Steel Vent Hood

### Surfaces

- Entry & Hearth – Rectified Matt/Tile 16”x32”
- Carpet – 100% Stainmaster
- Kitchen & Dining Room – Bronze Maple Hand Scraped Hardwood Floors
- Main Bath – Porcelain Tile with Universal Listello in Splash
- Mater Bath – Tumbled Natural Stone Look Porcelain Tile with 3”x6” offset Tumbled Mix Splash
- Kitchen Counters – Rectified Porcelain Tile – 23”x23”
- Kitchen Backsplash – Porcelain Tile & Decorative Glass Tile 3”x6” offset tumbled mix splash

### Cabinets

- Style – Recessed Panel
- Hickory Wood

### Millwork and Doors

- Painted

### Electric Fireplaces – 2

- Living room
- Master Bedroom

### Elevator

- By Custom Elevator Manufacturing

### 2 Car Tandem Garage

- Garage door Openers
- Garages to be finished with sheet rock and painted.

Exterior

- All siding is to be Cem-Plank which is a cement fiber board made by James Hardi- Corporation.
- Exterior Paint will be Sherwin Williams. Each house will have a minimum of 3 colors: body, trim, and front door.

Specifications are subject to change without notice unless a purchase agreement is in place and are available for upgrade.