



10888 Hickman Rd, Ste 3B
Clive, IA 50325
(515) 334-3340 Office
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3915 147th St, Urbandale, Iowa
Lot 27, Avondale Plat 1

4 bedroom, 2 ½ bath
2224 Square Feet

Structural:

- 9 foot basement foundation with daylight windows
- Interior and exterior of foundation tiled with Form-a-Drain draining to sump pump, tied to City storm sewer
- Tuff n' Dry spray on waterproofing (10 year warranty)
- 2" x 4" and 7/ 16" OSB framed construction with 11 7/8" LP I-Joists floors and custom R & D roof truss system (supplied by Munn Lumber)
- Fully sheathed in Tyvek brand housewrap
- 4000 psi concrete basement floor, garage floor, driveways, and sidewalks
- Blown in Cellulose insulation in walls (16 ½ R-Value) and attic (40 R-Value). All joints and small spaces sealed with caulk and foam
- Blanket insulated foundation walls (11 R-Value)
- 3rd party energy efficiency testing and consultation throughout the building process. Blower door testing and Energy Star certification by Cenergy.

Mechanical:

- 95% Ruud UGR090 furnace with humidifier and 14.5 Seer 3 ton Ruud VAPM036 air conditioner with programmable thermostat.
- 50 gallon Rheem 42VP50FW power vent hot water heater
- Central Vac pre-plumbed
- Security pre-wired
- Cable and phone in all bedrooms, phone in kitchen, cable in family room.
- Cat 5 phone wiring can be used for data/ Ethernet as well
- Basement bath stubbed for ¾ bath

Exterior Finishes and Features:

- James Hardie HardiPlank fiber cement board and MiraTEC trim siding exterior with Centurion cultured stone and cedar stained accents
- Low maintenance vinyl Shelter single hung windows and sliders with Low E glass and screens. Shelter fiberglass entry door.
- 30 year CertainTEED Landmark asphalt shingles with Ice Guard where necessary
- 3 car garage with Wayne Dalton doors (9 R-value) 2 Chamberlain Lift-Master openers & 1 keypad



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- Soffit can lighting
- Sherman Williams Super Paint flat, 1 body, 1 trim, and 1 accent color (front)
- 14' x 14' treated wood deck with stairs and executive railing design package
- Full sod
- Full irrigation system installed

Interior Finishes and Features:

- Large painted craftsman-style trim package. Fireplace mantle, tub front, stair parts, etc stained to match cabinetry
- Custom stained cubby/ locker set
- Metal spindles in staircase railing
- Showplace Grandview maple cabinets in Victorian finish, shaker door style
- 3 cm Copper Silk granite in kitchen, master, and hall baths
- Full premium tile backsplash in kitchen and fireplace surround
- Frigidaire stainless steel kitchen appliance package (dishwasher, range, microwave)
- Tile in baths, laundry, mud room
- Hardwood floors in entry and kitchen
- Shaw Game Changer nylon frieze carpet 3 tone (one ceiling, one wall, one trim) high quality paint. Pittsburg Paint Infinium washable flat walls and Manor Hall semi-gloss trim
- Extensive can lighting and executive fixtures
- Jet tub in master bath
- Brushed nickel Danze Melrose line bath fixtures
- 5 foot tiled shower with shower door
- Brushed nickel lever style door hardware and towel bar package
- Wire shelving package in closets and pantry
- Full mirror package

Additional Information:

- One year Builder Warranty based on the National Association of Homebuilders Residential Construction Performance Guidelines (version 3)
- Many additional warranties provided thru individual manufacturers and installers
- Any additional upgrades or changes shall be agreed to in writing & shall be added to the purchase price.