

# PENNWEST reserve R

## HOME COMPONENTS

Complete Water Lines Supplied  
Complete Electrical  
Drain and Gas Lines Stubbed  
Through Floor  
Complete Heat System  
Complete Air Return System

## INTERIOR

Primed Drywall Throughout  
Smooth Flat Ceiling Throughout  
8'0" Ceiling Height  
25 oz. Carpeting  
Rebond Carpet Pad - 5 lb  
Tackstrip Carpet Installation  
Foyer Entry with Vinyl Flooring  
No-Wax Vinyl Floor Coverings  
by Congoleum  
5 Arm Dining Room Light  
(Brushed Nickel or Black)  
Recessed LED Lights T/O  
36" Doors – Where Available  
White Painted 6-Panel Pre-Hung Doors  
with Mortise Hinges  
Metal Interior Passage Sets  
Smoke Detectors with Battery Back-Up  
Wire Shelving in Guest Closet  
White Painted Pine Moldings  
Throughout

## KITCHEN

Tip-Out Trays at Sink  
Stainless Steel Sink-33x22x8  
Brushed Nickel Single Lever Faucet  
Power Range Hood with Light  
30" Deluxe Gas Range  
18 Cu. Ft. Frost Free Refrigerator  
1 USB II Receptacle

## CABINETRY

Evermore Custom Cabinetry  
(KCMA Certified)  
French Country or Barnwood Oak  
¾ Overlay Mission Flat Panel Cabinet Doors  
Hardwood Oak Cabinet Face Frames  
Transitional Cabinet Pulls  
(Brushed Nickel or Black)  
Hidden Cabinet Hinges  
Choice of Cabinet System  
- City Scape 30"/36"  
- 36" Cabinets w/ Crouse Crown  
- 30" Cabinets w/ Crouse Crown & Soffit  
Adjustable Shelves in Overhead Cabinets  
Drawer-Over-Door Base Cabinets  
Soft Close Undermount Drawer Guides  
Base and Center Shelves in Base Cabinets  
Dovetail Drawer Construction  
Laminate Countertops with Laminate Edging  
4" Laminate Backsplash  
Kitchen Island – Where Available



## BATHS

Curved Front Garden Tub in Master  
Bath - Where Available  
Tub Overflows  
Recessed LED Light over Tub in Master Bath  
1.6 Gallon Per Flush Elongated Toilets  
China Sinks with Overflows and Pop-Up Drains  
Lighted Vent Fan in Each Bath  
2-Light Vanity Light Bath 2  
Recessed LED Lights over Master Vanity  
Brushed Nickel Metal Faucets  
36" High Vanities  
Anti-Scald Valves on Showers and Tubs  
Linen - Where Available

## BEDROOMS

Switched Receptacles  
Egress Window in Each Bedroom  
Wire Shelving in Closets  
Switched 4" Recessed LED Light  
in All Walk-In Closets

## INSULATION

R-21 Fiberglass Insulation in Walls  
R-38 Batt Insulation in Ceiling

## UTILITIES

200 AMP Electrical Service  
Plumb and Wire for Washer  
Wire for Dryer  
Recessed Dryer Vent Box  
Programmable Thermostat with 8-Wires  
Main Water Line Shut-Off Valve  
Water Shut-Off Valves where Accessible  
One Exterior Water Faucet  
50 Gallon Electric Water Heater with Pan  
Energy Efficient 90 Plus Gas Furnace  
Perimeter Heat System with Fiberglass  
Heat Ducts

## EXTERIOR

Cage Exterior Light at Front and Rear Door  
Two GFI-Protected Exterior Receptacles  
Vinyl Ship Lap Siding  
O.S.B. Sheathing Under Siding  
Wind Wrap Air Infiltration Barrier  
12" Eaves and Overhangs  
Architectural Shingles  
Ridgevent Roof Ventilation System  
Ice Shield  
3/0 x 6/8 White 6-Panel Front & Rear  
Door with Deadbolt Locks  
Vinyl Insulated Argon Filled Windows  
with Low-E Glass (no grids)  
Lineals on Front Door Side

## CONSTRUCTION

2x10 Transverse Floor System on  
16" Centers with 23/32" OSB T&G  
Floor Decking\*\*  
2x6 Exterior Walls on 16" Centers\*\*  
2x4 Interior Walls  
90 Mile Exposure C Wind Load Design  
40# Roof Load Design



LONG LIVE HAPPY HOMES®



**PENNWEST**  
**reserve**  
**R**  
*Belle Àme*

- \* (4) 72" Windows
- \* Full Ceramic Backsplash in Kitchen
- \* Double Lavs in Master Bath
- \* Over the Range Microwave Oven
- \* Sliding Barn Door at Pantry
- \* Floorte Pro Series 7 (Kitchen, Nook & Foyer)

- \* Choice Cabinet Finish
- \* Gooseneck Kitchen Faucet
- \* Ceiling Fan
- \* Pearl Appliance Package Stainless Steel  
 - Side By Side Refrigerator, Self Clean  
 Range and 4 Cycle Dishwasher

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**R**  
*La Bella Casa*

- \* Floorte Pro Series 7  
 (Kitchen, Pantry, Nook, Great Room, Hall, & Foyer)
- \* 8'6" Ceiling
- \* Windows Over Cooking Area
- \* Ceramic Backsplash Full at Cabinets  
 & Single Row at Window Wall
- \* Sphere Lights at Island
- \* Ceiling Fan
- \* Galley Sink with Coil Spring Faucet
- \* Utility Sink
- \* Additional LED Recessed Lighting

- \* Window at Bath 2
- \* Glamour Bath w/ Free Standing Tub,  
 Double Vanity, Windows at Tub, Shower  
 with Window Wall
- \* Sliding Door at Pantry
- \* Frigidaire Ultimate Dream Refrigerator
- \* Stainless Steel Dishwasher
- \* Stainless Steel Built-in Microwave
- \* KitchenAid Downdraft Cooktop
- \* (2) Built-in Single Oven Units

**PENNWEST**  
**reserve**  
**R**  
*Le Fantastique*

- \* Drywall Beams with Cove in Kitchen/Nook
- \* Gooseneck Kitchen Faucet w/ Pull Down
- \* 4'x6' Ceramic Shower in Master Bath
- \* Window 2nd Bath
- \* Sliding Barn Doors in Kitchen
- \* LVP Flooring (Foyer, Kitchen, Great Room & Nook)
- \* 30" Cabinets with Crouse Crown &  
 Drywall Soffit

- \* Full Mosaic Backsplash in Kitchen
- \* Additional LED Recessed Lighting
- \* Double Vanity w/ Towel Tower in Master
- \* Unique Contemporary Kitchen Island
- \* Recessed Entry
- \* Ceiling Fan
- \* Soffit over Master Vanity with Recessed  
 LED Lights

**PENNWEST**  
**reserve**  
**R**  
*Magnifique*

- \* Drywall Beams with Cove in Kitchen/Nook
- \* Gooseneck Kitchen Faucet w/ Pull Down
- \* 4'x6' Ceramic Shower in Master Bath
- \* Transom Window 2nd Bath Tub/Shower
- \* Butler Pantry
- \* 30" Cabinets with Crouse Crown & Drywall  
 Soffit

- \* Full Mosaic Backsplash in Kitchen
- \* Additional LED Recessed Lighting
- \* Double Vanity w/ Towel Tower in Master
- \* Unique Contemporary Kitchen Island
- \* Ceiling Fan
- \* Soffit over Master Vanity with Recessed LED  
 Lights

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**ULTRA**

- \* Double Sinks in Master Bath
- \* Floorte Pro Series 7 Flooring (per print)

- \* 4'x6' Ceramic Tile Shower at Master Bath