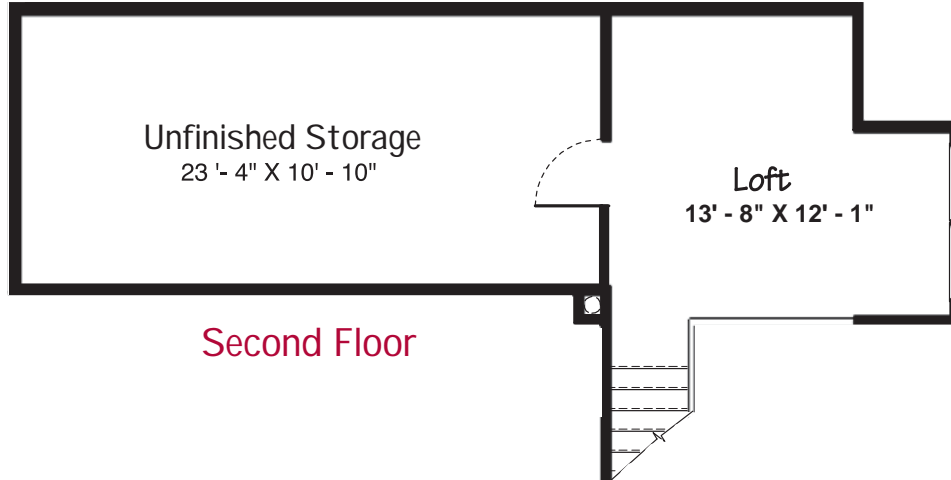
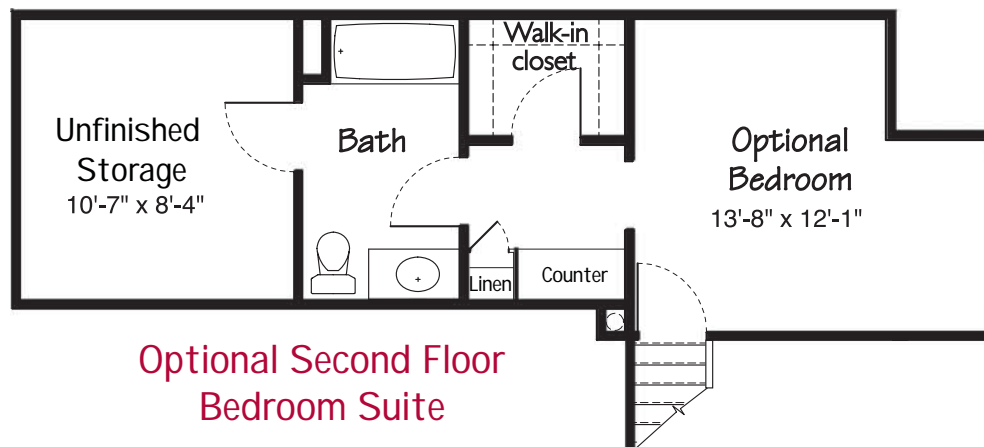




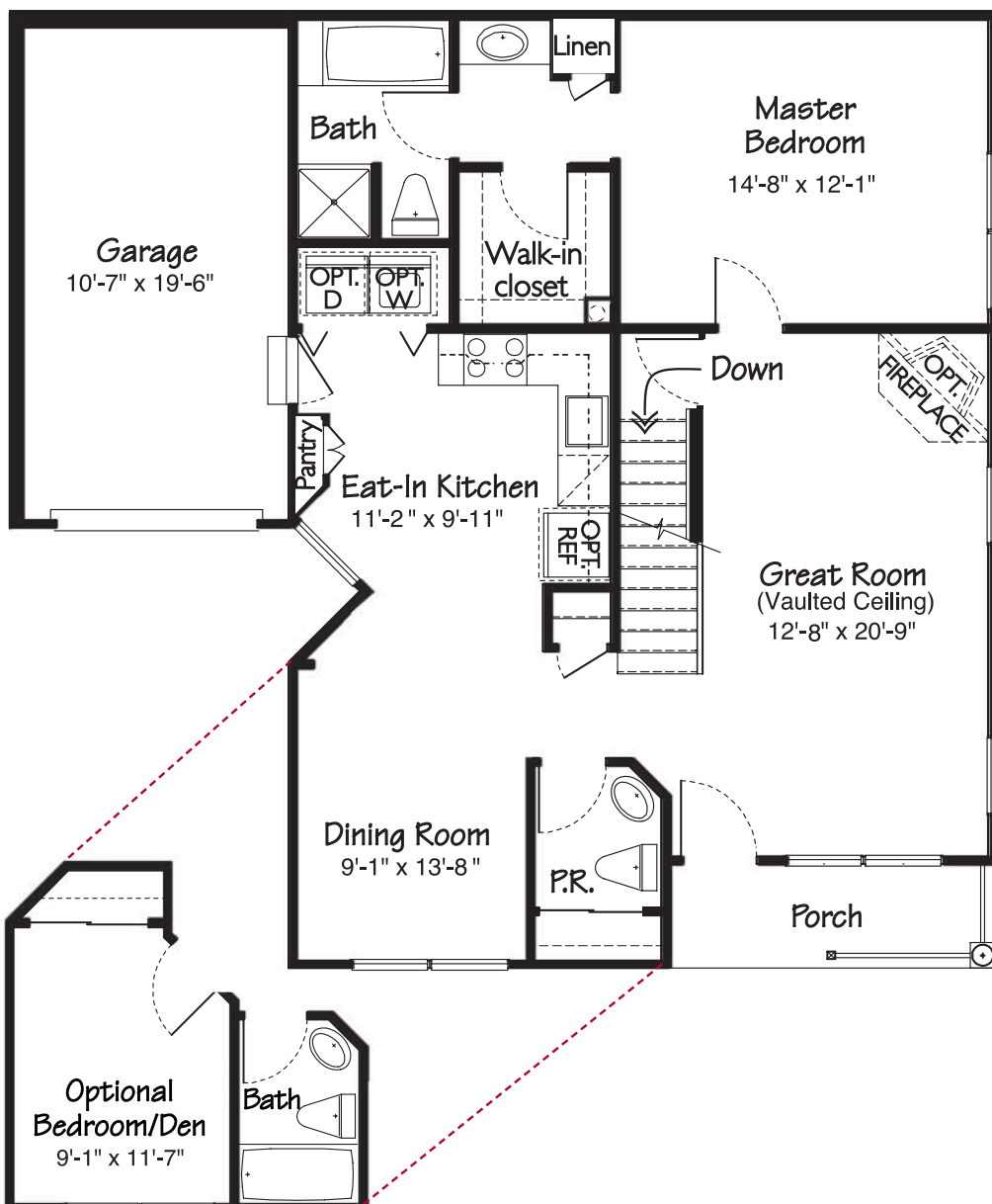
# The Quad Floor Plan



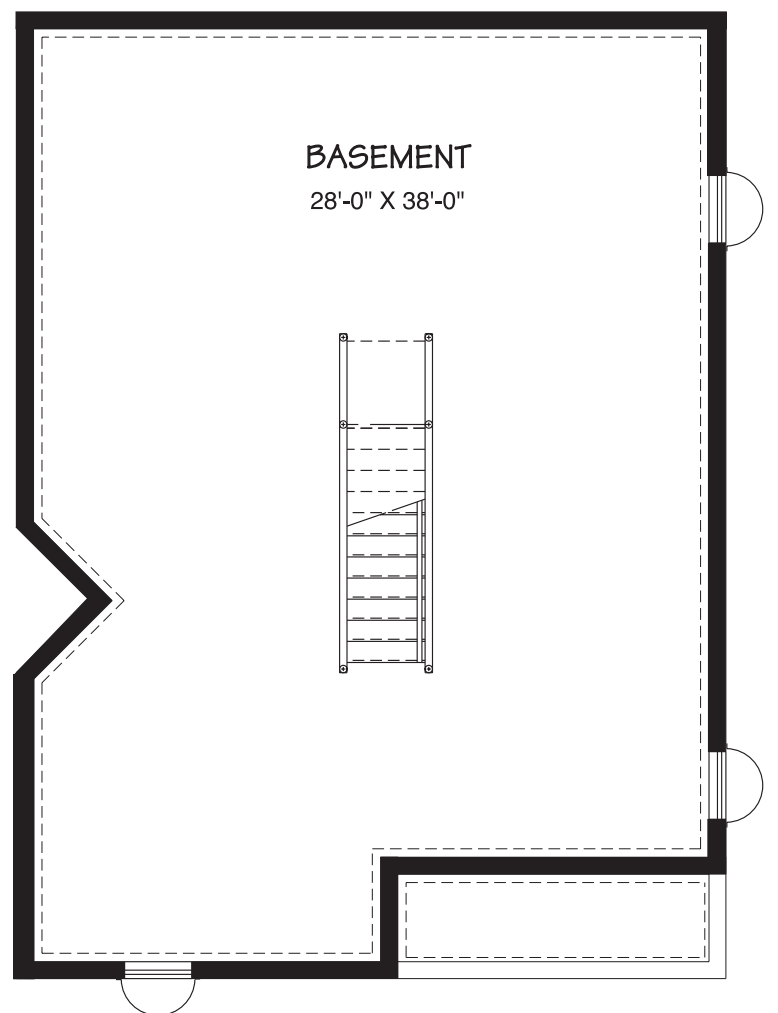
Second Floor



Optional Second Floor Bedroom Suite



Optional First Floor Bedroom/Den



In an attempt to continuously improve our homes, products and features may vary from this brochure or our models. Room dimensions may vary due to field conditions.

# The Villas At Broadacres Quad Features

## General Interior

- Vaulted ceiling (Great Room)
- 9' kitchen ceiling
- Hardwood entry
- Plush wall-to-wall carpeting in choice of colors
- Deluxe 7/16" 6 pound re-bond padding
- 21st century wiring package
- Pre-wired for cable TV in living room and all bedrooms
- Pre-wired for garage door opener
- Pre-wired for telephone in kitchen and all bedrooms
- Ceiling outlet and switch in all bedrooms
- Vinyl coated wire rack closet system
- Colonial style 6-panel doors
- Stained oak railings and balusters

## Powder Room

- No-wax vinyl floor in choice of patterns
- Pedestal sink
- Mirrored medicine cabinet
- Storage closet

## Eat-In Kitchen

- 42" high oak wall cabinets
- GE gas range
- GE dishwasher
- Garbage disposal
- Water line for refrigerator
- Ductless range hood with cabinet prepped for microwave
- Ceiling exhaust fan vented to outside
- Stainless steel sink with single lever faucet
- Laminate counter tops in choice of colors
- No-wax vinyl floor in choice of patterns

## Master Bedroom Suite

- Walk-in closet

## Master Bath with:

- Bath tub
- Separate shower
- Laminate vanity top with porcelain on steel sink
- Oak cabinetry vanity base
- No-wax vinyl floor in choice of patterns
- Mirrored medicine cabinet with extra wide mirror over vanity

## Exterior

- Vinyl siding
- Aluminum gutters and downspouts
- 30 year self-sealing fiberglass roof shingles
- Insulated fiberglass entrance door
- Hose bib
- Front electrical outlet

## Construction

- One car garage
- Full basement with poured concrete walls (optional)
- Waterproofing system with 30 year guarantee
- Passive radon mitigation system
- 200 amp electrical service
- Copper water supply lines
- Electric wired smoke detectors on all levels and in all bedrooms
- Washer and dryer hook-ups and vent (glued and nailed)

## Energy Savings

## General Information

- Solid vinyl insulated windows with screens
- Energy efficient gas heat
- Central air conditioning
- Tyvek house wrap
- Certified home sealing program
- R-30 ceiling insulation
- R-16 side wall construction
- 50 gallon gas water heater

## Warranty

- 10-year PWC (Professional Warranty Corporation) limited warranty

## Private Amenities

- The Villas at Broadacres Condominium Association provides exterior maintenance of your home and grounds

