

# *Avondale Villa Standard Features*

## **Exterior**

- > Villas are all end-units with large windows and skylights maximizing natural light and privacy
- > Majority of villas feature side-entry garage
- > Two-car garage with large 18' x 8' premium insulated overhead door and opener with remote keypad
- > Concrete driveway, walks and patio or cedar deck per plan
- > Chicago water and city sewer service
- > All-brick first floor exterior walls with address stone
- > Maintenance free aluminum soffit, gutters and 'Hardi-plank' siding on dormers
- > Architectural design 30 year roof
- > Two exterior frost-proof hose faucets
- > Two exterior water-proof electrical outlets
- > Marvin clad low-e insulated glass windows with between-glass grilles
- > Therma-Tru entry door with designer glass sidelight
- > Fully sodded and beautifully landscaped grounds
- > Community lawn irrigation system

## **Interior**

- > Full basements with 9' walls
- > Walk-out & look-out basements per plan
- > Drywalled & painted 2-car garage with R-13 insulation
- > First floor Master Suites
- > 9 foot first floor walls
- > Two-story vaulted & tray ceilings per plan
- > Natural masonry fireplace or direct vent fireplace unit
- > Elegant Foyer with oak floor and mill-made oak staircase
- > Six-panel colonist doors, premium 3 1/2" casings with 4 1/2" baseboard and white latex finish or optional oak
- > Two-coat designer white wall finish
- > Spacious walk-in and standard closets with vinyl covered wire shelving
- > Decorative light fixtures and recessed can lighting
- > 12x12 ceramic tile floors in Laundry, Kitchen & bathrooms
- > Choice of ceramic or hardwood floor in Foyer
- > Quality stain-resistant carpet and padding
- > First floor laundry with oak cabinets and sink
- > Whirlpool washer & dryer
- > Schlage decorative lever door hardware
- > Choice of Cable/TV or telephone jacks at 10 locations
- > Custom plant shelves, niches and columns as per plan

## **Kitchen**

- > Custom oak raised panel cabinetry with 36" upper units and decorative crown molding
- > Granite countertops
- > Stainless steel undermount sink
- > Moen 'One-Touch' faucet
- > Whirlpool kitchen appliances including over-the-range microwave with turntable, large side-by-side refrigerator with icemaker, dishwasher & garbage disposer
- > Walk-in pantry or tall pantry cabinet as per plan
- > 12x12 ceramic tile floor
- > Bay window in Dinette

## **Luxury Baths**

- > Elegant National 60"x60" corner whirlpool tub with ceramic tile deck in master bath
- > Large 3'x5' shower with granite surround and glass door
- > Oak vanity cabinets with raised panel doors
- > Double bowl vanity w/ granite top in Master Bath
- > Kohler 'Wellworth' elongated toilets
- > Kohler 'Villager' cast-iron tub w/ tiled walls at other baths
- > Moen 'Monticello' wide-spread faucets
- > Ceramic tile floors in all baths
- > Full-length mirrors at vanities
- > Decorative mirror and light fixture at hall bath
- > Choice of furniture style vanity in main floor bathroom or Kohler 'Chablis' pedestal lav

## **Energy Saving**

- > 90% high efficiency gas furnace
- > 10 seer energy efficient central air conditioning
- > Programmable digital thermostat
- > Humidifier and media air filter
- > Energy efficient R-38 ceiling & R-15 wall insulation
- > Foam insulation on exterior of foundation walls
- > Tyvek® house wrap
- > Quick-recovery 75 gallon gas water heater

## **Construction**

- > Hip-roof designed roofs creating a single-family home look
- > Convenient attic storage area on second floor
- > 14" common wall design for superior fire rating and sound control - constructed of 6" concrete block surrounded by two independent 2x4 walls with sound insulation
- > 3/4" tongue and groove fir plywood subfloor, no 'chip board'
- > Two hundred amp electrical service
- > Ground-fault and arc-fault receptacles as per plan
- > Direct wired smoke detectors with battery backup
- > Copper water supply piping with 1" service
- > Damp-proofed concrete foundation walls
- > Sump pump and sealed sanitary pump
- > Underground utilities

## **Maintenance Free Living**

- > All common areas, walks, driveways, detention pond and building exteriors maintained by the association
- > Professional landscape care and grass cutting
- > Driveways and service walks cleared of snow
- > All building exteriors maintained by the association

## **Comfort and Peace of Mind**

- > Automatic fire sprinkler system in every room
- > Concrete block fire wall separation between units
- > Over twenty five acres of open space including a five acre park and a five acre wooded preserve.

*Stonebridge Woods Development, LLC's commitment to the highest standards of design and construction quality requires that specifications be subject to change without notice.*