

# The Angler



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4 Bed - 3.5 Bath

2093 sqft

**Exterior:**

High Quality Exterior  
Low Maintenance Hardie Lap, Board & Batten Hardie Siding  
30-Year Dimensional Architectural Roof Shingles and Metal Roofing  
Covered Back Porch with Exposed Rafter Tails with T1-11 Porch Decking  
Casement & Fixed, Double Pane High Efficiency Low E Glass Vinyl Windows  
8x8 Smooth Pressure Treated Columns with Small Corbels on Front Porch  
8x8 Smooth Pressure Treated Columns on Back Porch  
1x6 Cypress Shutters with 1x4 Raised Cypress Accents

**Building Standards:**

Slab on Grade Concrete Foundation  
Traditional Stick Framing Methods  
Framed "Green Corners" for higher Energy Efficiency

**Interior Features:**

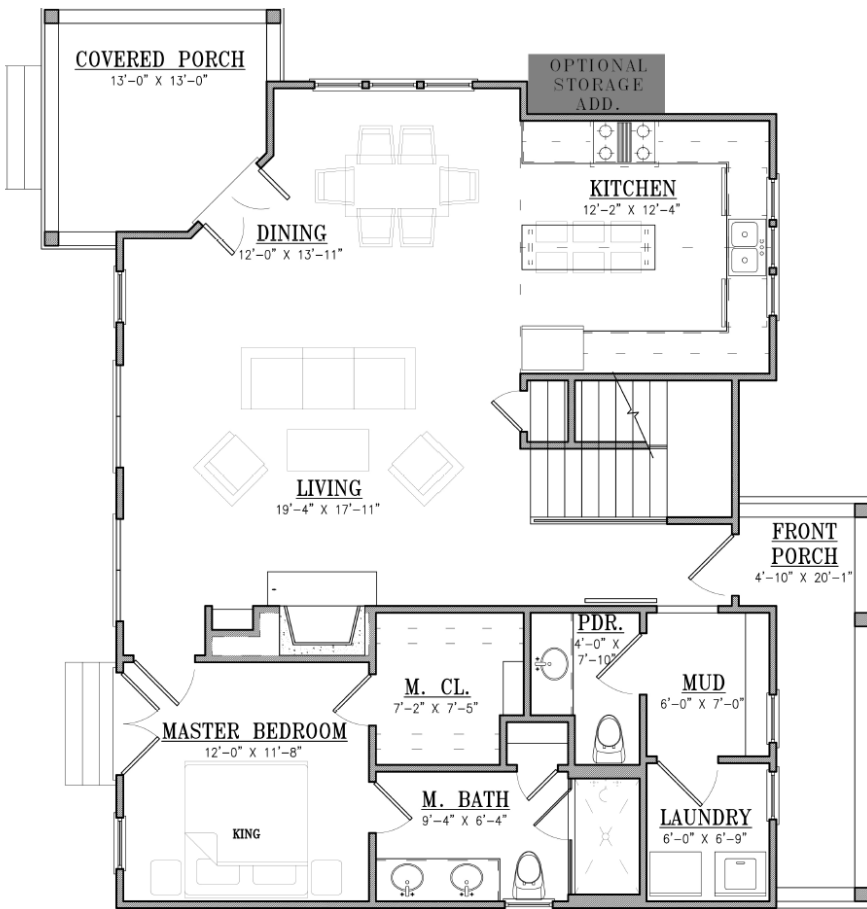
10' Ceilings throughout Main Floor & 9' Ceilings throughout Second Floor  
Traditional R13 Batt/Fiberglass Insulation  
Open Cell R20 Spray Foam Installed on Roof Deck  
High Efficiency 50 Gallon Electric Water Heater  
Energy Efficient 14 SEER Electric Heat Pump

**Interior Finishes:**

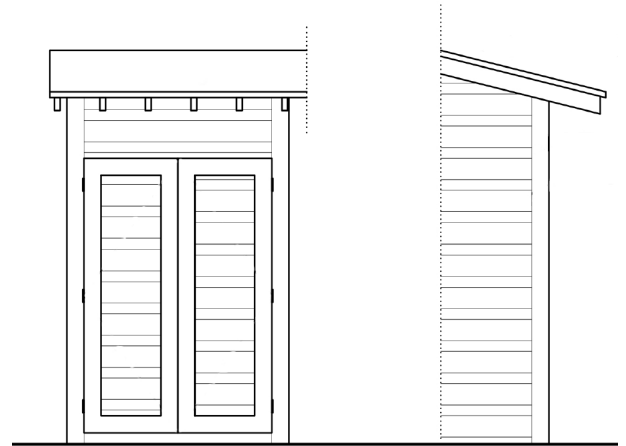
Luxury Vinyl Plank Flooring will be installed throughout the house, except for Full Bathrooms  
Ceramic tile in all Full Bathrooms  
Custom Designed Wooden Cabinets in Kitchen & Bathrooms  
Granite countertops throughout  
Stainless Steel Appliances by Whirlpool®, including the Dishwasher, Electric Slide-in Range, Microwave & Wood Hood  
Delta® Kitchen and Bath Fixtures  
Double Vanity in Master Bathroom with Under-mount sinks  
Vanity Mirrors  
Schluter Shower system with Delta fixtures & full tile surround with a semi-frameless glass shower door in Master Bathroom  
Shower Bench and 12x20 Niche will be installed in Master Shower  
Low Maintenance High Quality Fiberglass Tub/ Shower in all other Full Bathrooms  
Recessed Lighting throughout Kitchen, Living Room, & Master Bedroom  
Wire Shelving installed in all Closets, Pantry, & Laundry Areas  
Interior walls primed & painted with Sherwin Williams® products. Includes two wall colors, one trim color, & one ceiling color  
6" Baseboards throughout  
Wood Burning Fireplace with Stone Surround and Cypress Mantel  
Judges Paneling will be installed In Dining Nook  
Barn door will be installed as door Mud Room per plans  
Shiplap will be installed on the left wall of the Foyer and back wall of the Living Room

**Upgraded Finish Options:**

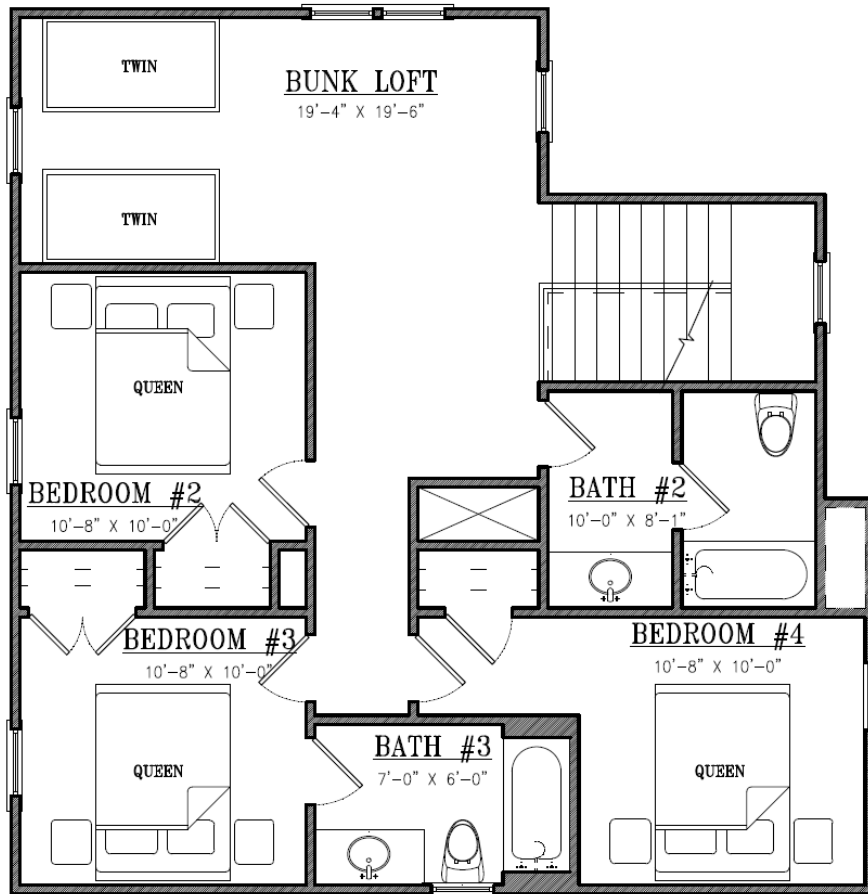
Optional Storage Addition 3'-2" x 6'-6"	\$4,500
Farmhouse Sink	\$1,250
Under Cabinet Lighting	\$1,200
2" White Faux Wood Blinds throughout	\$69 per window/door
Window Screens (on all operable windows)	\$32 per window
Solid Core Doors throughout	\$1,700
Barn Door	\$500
Floor Outlet	\$500 per
USB Outlet	\$50 per
Surround Sound	\$3,250
(Includes 5 ceiling speakers, 1 sub woofer (floor standing), 5 channel audio-video receiver/amplifier & 1 Control4 entertainment controller with remote)	
Music Package	\$1,000 per room
(Includes 2 in ceiling speakers & 1 zone amp w/ wireless remote control via smart phone or tablet app, requires WiFi)	



Main Level



Elevation View of  
Optional Storage  
Addition



Upper Level



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