

# *The Azalea Glen*

The Highlands of Chelsea



*The Azalea Glen*

5 Bed – 4 Bath

3111 SQFT

*With Optional Bonus Room*

# The Azalea Glen's Standard Features

## **Building Standards:**

- Slab on grade concrete foundation
- Traditional stick framing methods
- Framed "Green Corners" for higher energy efficiency
- Engineered AdvanTech Sub Floor
- Eco friendly Sentricon Termite Bait Station
- Studs, ceiling joists, and rafters will be 16" on centers on main level, 24" on second level

## **Exterior Features:**

- Hardie Lap siding & Masonry brick exterior
- Limited Lifetime Dimensional Architectural Roof Shingles & Metal Roof
- Covered back and front porches with vented vinyl ceilings
- Exposed rafter tails
- Double hung, double paned, Low E glass, wood clad windows
- Fiberglass front door & locking system
- 8x8 rough sawn cypress columns with large corbels on the front porch
- 8x8 rough sawn cypress columns on the back porch
- 1x6 Cypress shutters with 1x4 raised accents
- \$15,000 Landscaping Allowance
- 2 car garage

## **Interior Features:**

- 10' smooth ceilings throughout main floor & 9' ceilings throughout second floor
- Open cell R20 Spray Foam installed on roof deck
- Traditional R13 Batt/Fiberglass Insulation installed in the exterior walls (draft stopping measures to seal Insulation)
- Tankless gas water heater
- Gas furnace HVAC system
- Ventless gas log fireplace with 5' tall brick surround and hearth & shaker style mantel
- Foundation SmartHome Package that includes one SmartHome control panel, one video doorbell, 36 months of free SmartHome automation, and a welcome visit from Chorus SmartSecure after closing.

## **Interior Finishes:**

### ***Design Features***

- 6" Baseboards & cased windows throughout
- Recessed lighting throughout kitchen, living room, dining room & primary bedroom
- Wire shelving installed in all closets, pantry & laundry areas
- Interior walls primed & painted with Sherwin Williams® Paint. Includes two wall colors, one trim color & one ceiling color

### ***Flooring***

- Hardwood flooring will be installed in all first floor common areas & laundry room.
- Ceramic tile in all full bathrooms
- Carpet in all bedrooms, closets, & any other rooms

### ***Kitchen***

- Shaker style, custom designed, wooden cabinets in kitchen & bathrooms
- Granite countertops throughout
- Stainless Steel appliances by Whirlpool®, including the dishwasher, gas range, wood vent hood & microwave
- Chrome Delta® Kitchen Fixtures
- Stainless Steel undermount sink in kitchen
- Tile backsplash in kitchen

### ***Bathrooms***

- Tile shower with waterproofing system in the primary bathroom
- Chrome Delta® Bath Fixtures
- Freestanding tub in the primary bathroom
- Large double vanity in primary bathroom with under-mount sinks
- Vanity mirrors
- High quality fiberglass tub/ shower in all other bathrooms

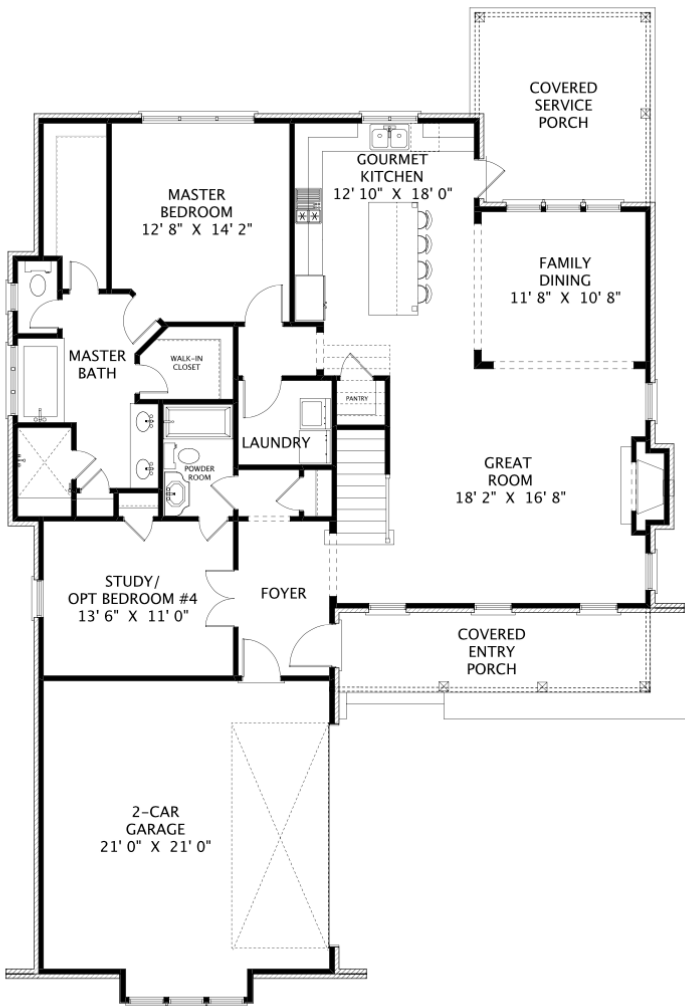
### ***Bedrooms***

- All bedrooms will have ceiling fans

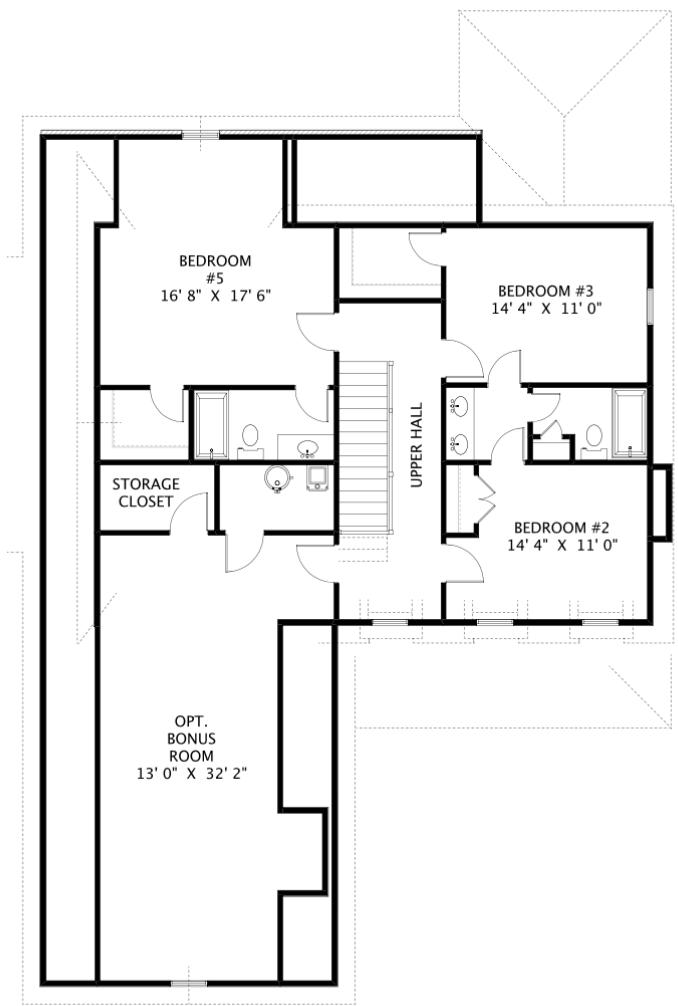
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**MAIN LEVEL**



**UPPER LEVEL**





# THE HIGHLANDS *of Chelsea*



"Building Reputations"

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