

# *The McCurdy*

The Highlands of Chelsea



*The McCurdy*  
5 Bed – 3.5 Bath  
2609 SQFT

# The McCurdy'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 center on main level, 24" on second level

## **Exterior Features:**

- Hardie Lap siding, Board and Batten siding & Masonry brick exterior
- Limited Lifetime Year Dimensional Architectural Roof Shingles & Metal Roof
- Exposed rafter tails
- Double Hung, double paned, high efficiency, Low E glass, wood clad windows
- Fiberglass front door & locking system
- \$15,000 Landscaping Allowance
- 2 Car Garage

## **Interior Features:**

- 9' smooth ceilings throughout first floor & 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
- Wood burning fireplace with 5' tall brick surround and hearth & shaker style mantle
- 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, powder bathroom, & 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 & 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
- Large double vanity in primary bathroom with under-mount sink
- Vanity mirrors
- High quality fiberglass tub/ shower in all other bathrooms

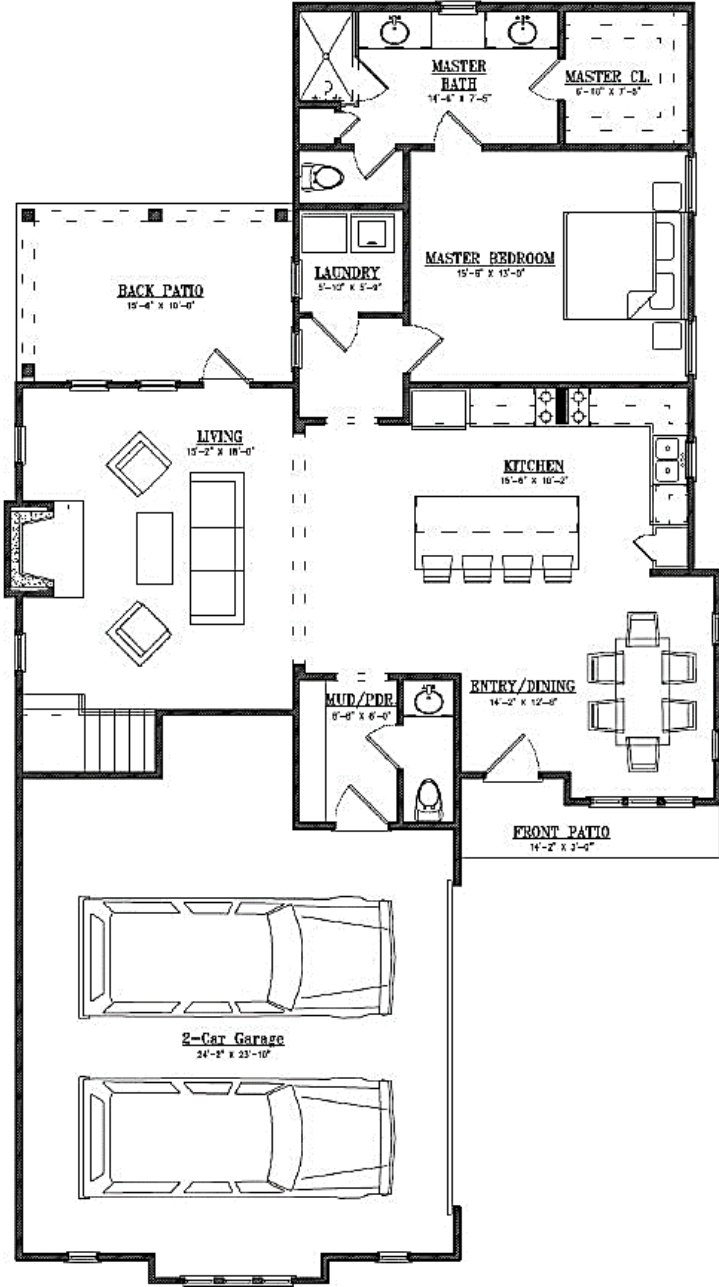
### ***Bedrooms***

- All Bedrooms will have ceiling fans

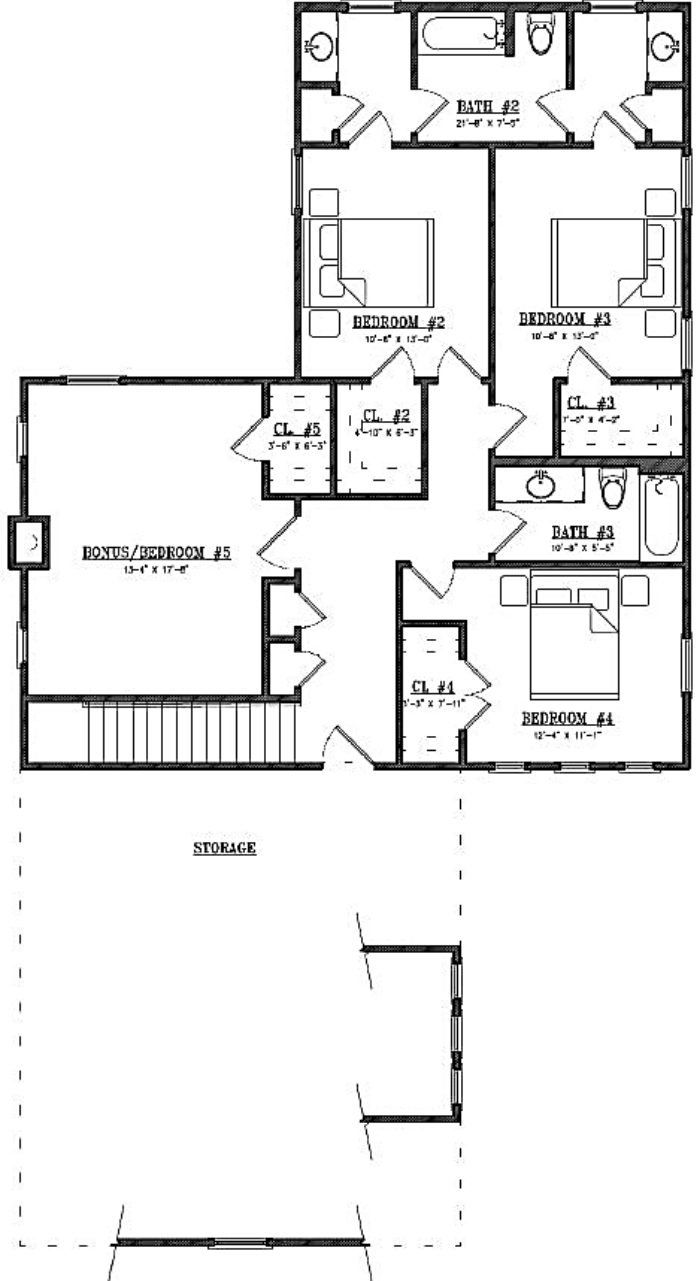
Customizing isn't complicated! Upgraded finish options are available for our standard finishes in pre-sale homes. We have all of our upgrade options, details, and pricing available for you in our Design Guide. View the link below to access it!

[www.hollandhomesllc.com/process/design-guide](http://www.hollandhomesllc.com/process/design-guide)

# MAIN LEVEL



# UPPER LEVEL





# THE HIGHLANDS *of Chelsea*



"Building Reputations"

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