



COMFORT HOMES

Building Elegant and Comfortable Homes

2387 NW 225th Street • Addington Farms

Exterior Design

- Acreage homesite with aerobic septic system and private water well
- Premium American-made clay brick with natural stone and stucco exterior
- Iron Mailbox
- Fully sodded yard with professional landscaping
- Covered patio featuring surround sound speakers, ceiling fan and Brick/natural gas firepit
- Full-Lite Patio sliding door
- Natural gas connection for outdoor grill and firepit
- Weatherproof electric Outlets in front and rear
- Exterior Hose bibs in front and rear
- 8-foot Iron front entry door with glass insert
- LP® SmartSide soffit and fascia for long-lasting low maintenance
- Oversized 4-car side-entry garage with insulated doors and automatic openers
- Energy-efficient Low-E vinyl framed windows throughout
- Sherwin-Williams premium exterior paint system
- Full exterior guttering

Interior Design

- Wood Flooring in Entry, Living, Staircase, Primary Bedroom, Pantry, Hallways and Kitchen
- Carpet in Bedrooms and Closets
- Custom wood mantel feature
- Designer pantry with expanded storage
- Delta Plumbing fixtures throughout
- Textured walls and ceilings
- Professionally installed light fixtures
- Lighted closets in all secondary bedrooms
- Quartz countertops with undermount sinks in all bathrooms
- Fully tiled shower surrounds with mud-set shower pans
- Solid-core interior doors with upgraded lever hardware
- 220V Dryer Outlet in Utility Room
- Oversized Mudroom and Utility room with built-in cabinetry
- Direct-vent fireplace in living room
- Pre-wired entertainment and TV connections throughout
- Ceiling fans in all bedrooms, study, and game room
- Game Room Kitchenette with sink and under-counter refrigerator
- Surround sound speakers in living room and covered patio
- Security Alarm wiring in all doors and operating windows

Elegant Primary Suite

- Freestanding soaking tub
- Spa-inspired walk-in shower, tiled to the ceiling
- Quartz countertops with undermount sinks
- Expansive custom walk-in closet with built-in drawer chest
- Luxury Delta plumbing fixtures

Gourmet Kitchen

- Quartz countertops with designer tile backsplash and pot filler
- Oversized kitchen island with seating area
- Spacious walk-in pantry and sunlit dining space
- Professional cabinetry design
- KitchenAid® appliance package includes: 30" freestanding gas range with gas oven, Additional built-in electric wall oven and Space Maker Microwave, ENERGY STAR® qualified multi cycle dishwasher
- Frigidaire full sized Built-In Refrigerator and full sized Freezer

Safety and Energy Features

- Tankless energy-efficient water heater
- R-38 Fiberglass blown insulation in Attic
- R-15 Net-N-Blow insulation in all exterior walls (Excluding exterior garage walls)
- Three 96% High-efficiency Lennox HVAC systems with programmable thermostat
- Energy Efficient Vinyl Windows with Low-E glazing
- Smoke and carbon monoxide detectors throughout
- Attic Air flow Ventilation with Soffit and roof venting
- Water conserving elongated commodes
- Professionally weather-stripped exterior doors

Quality Features

- Professionally engineered footing design
- Professionally engineered framing construction

All information is believed to be accurate, but is subject to buyer verification