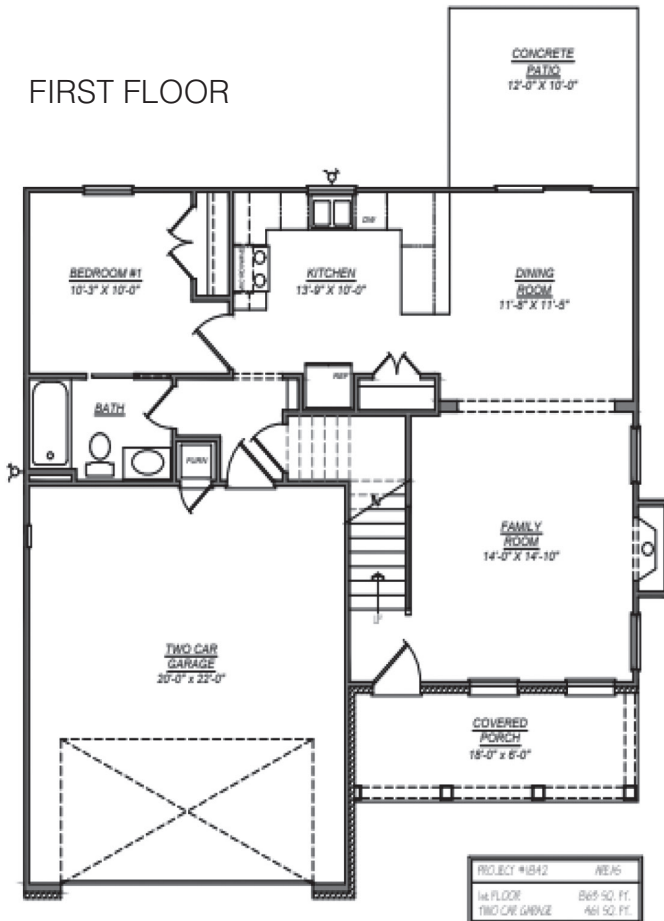


The SHANNON

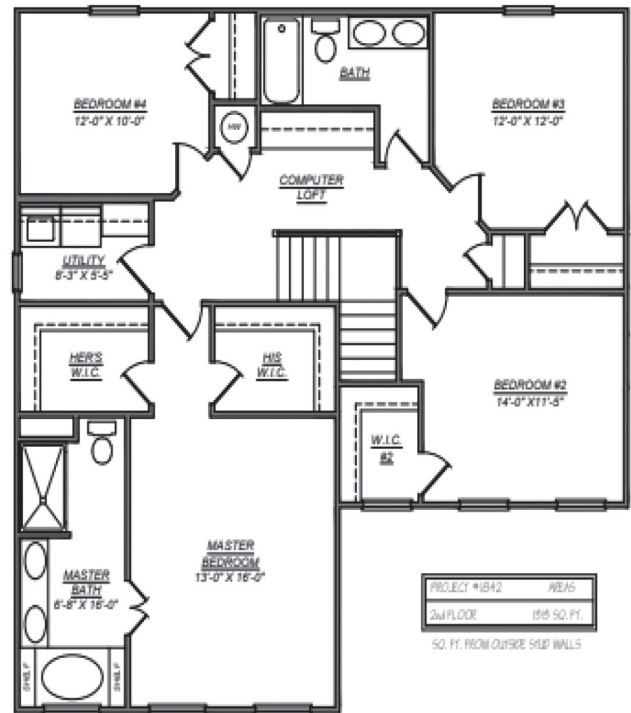
2,176 sq ft



FIRST FLOOR



SECOND FLOOR



Your imagination. Our expertise!

ARTIQUE
CUSTOM HOMES

ArtiqueCustomHomes.com

Weichert
REALTORS
ABG Properties

Diana Emrich, CRB | 859.333.7271
139 Market St., Suite 300, Lexington, KY 40607
BluegrassHomes@gmail.com



The SHANNON

2,176 sq ft

INTERIOR Standard Features

- Nine foot ceilings on main floor
- Smooth finish dry wall ceilings
- Decorative ceiling in master bedroom
- Choice of several interior door styles
- Chair rail and crown molding per plans and specifications, Wood cased openings (doorways)
- 2 3/4" window casing; 4 1/4" baseboards
- Gas/Propane ready vent free fireplace with logs, wood mantle, tile surround and hearth
- Hardwood in all main living areas
- Several carpet choices for bedrooms, hallways and stairs
- Tile flooring in baths & laundry
- Raised panel cabinetry with choice of finishes
- Kitchen pantry
- Several choices of granite for countertops
- Stainless steel undermount kitchen sink
- Appliances include glass topped range, dishwasher, refrigerator, garbage disposal, microwave range hood; Frigidaire or equal
- Space saver ice maker supply line
- 50 gallon water heater
- Smoke and carbon monoxide detectors, per code
- 13 SEER heatpump
- 200 amp electric service
- Five prewired cable outlets
- One telephone cable
- Recessed can lights, per plan
- Ceiling fan boxes all bedrooms and family room
- Garden tub and 4' shower with glass doors in master bath
- Elongated toilets
- Pedestal sink in powder room
- Delta faucets
- Plate glass mirrors over vanities
- Bath accessories (towel bars, etc)
- Painted garage interior
- Garage door opener with two remotes and exterior garage pad

EXTERIOR Standard Features

- Low maintenance exterior
- Brick front and skirt
- Brick soldier course above windows on the front (See elevation for exact locations)
- Dutch lap vinyl siding on sides and rear walls
- Stainable fiberglass front door with two full view 12" side lights
- Vinyl singe-hung ti lt windows with screens and grills, white or almond
- Garage interior drywalled, trimmed and painted
- Insulated 7' x 16' garage door
- Insulated, fire rated entry door from garage to house
- Energy efficient R-13 walls
- R-38 ceilings
- R-19 garage ceilings; R-30 if finished space above
- Deadbolt locks on exterior doors except garage to house entry
- Composite jambs and moldings on exterior doors (eliminates water damage potential), 110 volt exterior outlets, per code
- Two exterior freeze proof water faucets
- 10' x 12' treated wood deck OR 12' x 14' concrete patio
- Lawn completely sodded and professionally landscaped
- Copper step flashing and ice dam rubber membrane on roof valleys
- 30 year dimensional roof shingles

ENERGY EFFICIENT

Artique Custom Homes is making the commitment to green building by offering all newly constructed homes built for energy efficiency.

What does it mean to you?

- Reduced green house gases
- Environmentally friendly materials
- Less energy loss
- Real energy savings

WHAT MAKES AN ENERGY EFFICIENT HOME?

Tight Construction and Ductwork

Advanced techniques for heating and cooling ducts help reduce drafts, moisture, pollen, dust, pests & noise. A tightly sealed home improves comfort and indoor air quality while lowering utility and maintenance costs.

Effective Insulation

Property installed insulation in floors, walls and attics ensures even temperatures throughout the house while using less energy. The result is lower utility costs and a quieter, more comfortable home.

Effective Heating and Cooling Equipment

An energy efficient, property installed heating and cooling system uses less energy to operate which reduces your utility bills.

High Performance Windows

Energy efficient windows employ advanced technologies such as protective coatings and improved frame assemblies to help keep heat in during the winter and out during the summer. These windows also block damaging ultraviolet sunlight.

Efficient Products

Your home may also be equipped with ENERGY STAR qualified products such as lighting fixtures, compact fluorescent bulbs, ventilation fans and appliances that offer additional energy savings.

Independent Testing

While it is easy to claim that homes are energy efficient, ARTIQUE CUSTOM HOMES backs that up with verification by an independent HOME ENERGY RATER. The rater conducts on-site inspections and testing to verify the performance of the energy efficient features in your home. You will receive a copy of this rating and verification at closing!

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