

OMEGA HOMES, INC.

WELCOMES YOU TO YOUR FUTURE HOME FEATURES
ON LOT 20-40, 1680 PRESTWICK DRIVE (3-10-18)

COMMUNITY:

- Residency in the beautiful, private **GENEVA NATIONAL COMMUNITY** (GN).
- Close to hospitals, schools and shopping (Lake Geneva, Williams Bay, Fontana, Elkhorn and Delavan).
- Gate guard security at entrances including regular, security patrols.
- Central sewer and water provided through GNCA.
- Golf Course Lot on Trevino Hole # 18. Professionally landscaped on culdesac (18,558 sq. ft.).
- Your home was designed by **Matthias Jans & Assoc.**, reviewed and approved by GN's Architectural committee.
- Enhanced, contoured lot grading for beauty and drainage.
- Maintenance reduced home to allow the time to enjoy the many community activities.
- Community Approved Mail Box included.

CONSTRUCTION INCLUSIONS:

- 2" X 6" exterior walls with OSB sheathing.
- 10" solid concrete 9 ft. foundation walls.
- **Tyvek Housewrap** system on all exterior walls including garage.
- Engineered roof truss system to allow for maximum room volume.
- Solid I-Joist quality floor construction to maximize basement ceiling height.
- Tray and vault ceilings throughout most rooms.
- 2" x 4" insulated (R-13) and drywalled, exterior basement walls.
- 4" concrete basement floor with perimeter foundation drain tile and sump pit connections.
- Walkout finished basement with patio, sliding door and 6 windows providing natural light.
- Garage includes central drain set in 4" concrete slab.
- Garage walls insulated (R-13), drywalled and painted.
- Passive RADON system installed and vented through roof.

EXTERIOR INCLUSIONS:

- Windows and doors by **ANDERSEN CORPORATION** with Low E, Smartsun, Heatlock Glass.
- **OWENS CORNING** Duration, "DURA RIDGE" lifetime Architectural shingle over 5/8" OSB Sheathing.
- **LP SMARTSIDE** siding, trim, soffit and fascia (5/50 year limited factory warranty) painted by factory.
- Seamless 6" aluminum gutters with leaf protection and 3x4 downspouts set in storm pipe draining away from home.
- **HALQUIST** Del Mar Ledge stone as per plan.
- **TREX** decking and railing system on exterior deck for long lasting beauty and durability.
- Landscape low-voltage, lighting package to enhance your views at night.
- Enhanced roof pitch for beauty and long-term durability.
- Asphalt drive installed in 2 layers providing strength for additional parking and garage turns.
- Exterior house lighting includes upgraded fixtures, low voltage lighting and spot lights.
- Concrete Patio outside of basement walk out doors.

INTERIOR INCLUSIONS:

- Beautiful, comfortable open floor plan with plenty of volume to enjoy life's activities.
- Vault and Tray ceilings providing a unique, custom feeling.
- Large windows to enjoy the many scenic views that differ by season.

CABINETS AND COUNTERTOPS:

- **VALLEY CABINETS** Custom design Maple cabinets with full overlay fronts, full extension soft close drawer guides, dovetailed drawers with soft close hinges. These custom cabinets furnished in Kitchen, Kitchen Island, all Bathrooms, Laundry and Mud rooms.
- **GRANITE or Quartz TOPS** in Kitchen, Master Bath, Powder Room and elsewhere.
- Undercabinet Kitchen LED lighting.
- Cabinet hardware included from a large selection.

FLOORING AND BATHS:

- **ARMSTRONG** Rural Living, engineered Maple hardwood flooring in Kitchen, Dining, Family rooms and Foyer.
- **Dal Tile Skybridge (12"x24")** in Laundry, Mudroom, Powder and Hobby rooms.
- **Dal Tile Skybridge (12"x24")** on bathroom floors over Hardiboard sheets laid over subfloor.
- **Dal Tile Skybridge** ceramic tile on bath and shower walls with row of Bliss Mosaic Glass.
- **Dal Tile Skybridge** tile with Crystal Shores row backsplash.
- **SHAW** "Well Played 1", 37 oz. stainmaster carpet in bedrooms.
- **SHAW** "Its Been Good" commercial, stainmaster carpet throughout finished basement.

APPLIANCES:

- **SAMSUNG** 4 door Flex Food Showcase Refrigerator-stainless steel.
- **SAMSUNG** 30" Combo Oven, Microwave, Convection combination-stainless steel.
- **SAMSUNG** 30" 5 Burner Stove Top with Die-cast Griddle-stainless steel.
- **SAMSUNG** Waterfall Dishwasher-stainless steel.
- **Best by Broan** stainless steel Exhaust Hood.
- **FRIGIDAIRE** side by side refrigerator with ice maker serving basement bar.

HVAC:

- Two zone heating and cooling (Main level and Basement) separately controlled.
- Upgraded **Bryant** 96% efficient furnace.
- **Bryant** 13 SEER 5 stage air conditioner
- **Ecobee 3** thermostats, touch screen with WiFi access.
- **Bryant/Climate Shield** 10 year extended warranty on parts.
- **Bryant** large bypass Humidifier.

ELECTRICAL

- 200 Amp service with 40 circuit panel.
- Decora switches & outlets and recessed LED can light fixtures throughout.
- Undercabinet LED Kitchen lighting.
- Upgraded ceiling fans and light fixtures.
- Electric smoke and CO2 detectors.
- TV and phone jacks amply installed.
- Floor outlet in Family Center.
- Outdoor lights and spots, light timer, and GFIs outlets as shown.
- Quiet Bath exhaust fan/light combinations throughout.
- Finished basement includes 18 LED can light fixtures.

PLUMBING

- **Hellenbrand** water softener with digital controls.
- Master shower **Kohler** Diverter valve and rain shower head.
- **KOHLER** fixtures and faucets throughout.
- Passive RADON system installed and vented through roof.
- 50 gallon quick recovery direct vent gas hot water heater.
- House shut off valve and drain system for extended times away.
- Hard water line directly to 2 outdoor frost proof hose bibs.

FIREPLACE

- **HEATILATOR** Icon wood burning Radiant Heat Fireplace.
- DESIGN SPECIALTIES Aluminum custom doors are optional.
- Custom Mantel with surround.
- Gas Log Lighter conveniently located.

INTERIOR DOORS AND MILLWORK

- Interior doors are solid core at 8' and 6'8" as shown.
- Crown is 5", Base 5.25" and Casing 3.5" as shown.

CUSTOM RAILINGS

- Stained poplar posts and railings with Tuscan Iron balusters.

INSULATION:

- R-21 exterior walls insulation with 2x6 framing.
- R-50 ceiling insulation combining batts and blown methods.
- R-13 exterior basement walls for below grade living comfort.
- R-13 garage wall insulation.
- Sound & fire mineral wool insulation on selected interior walls.
- Vent Tubes in every rafter space for proper attic ventilation.
- Foam draft stopping of all windows, doors, and all exterior penetrations.
- Exterior wind caulking where needed.

BASEMENT FINISH:

- Excellent finishes including granite tops, tile bathroom floor and showers, commercial carpet, LED can lighting and much more.
- Wet Bar with beautiful cabinetry, granite tops and Frigidaire Refrigerator.
- Separate zone for both heating and cooling from house above.
- Outside walls are constructed with 2x4 walls insulated with R13 roll insulation.

LANDSCAPING:

- Landscaping completed in accordance with landscape plan designed by B&J Landscape Company which was proposed and accepted by GN.
- All gutters flow in drain tile taking rainwater away from the home.
- Low voltage landscape lighting in front including walkways.

WARRANTY:

- The "**OMEGA**" warranty providing one year on the home as detailed.
- Builders 2-10 providing 10 years of support.
- Bryant/Climate Shield 10 year extended warranty on parts.
- Owens Corning provides a lifetime manufacturer's warranty on roofing shingles and Tim Cote, Inc. provides a 5 year labor warranty.
- LP siding, soffit and fascia products warranty.
- Manufacturer's warranties on Samsung appliances and Kohler plumbing fixtures.

