

OMEGA HOMES, INC.

WELCOMES YOU TO YOUR FUTURE HOME FEATURES
ON LOT 38-45, 1261 EAGLE 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.
- Professionally landscaped, corner lot (17,023 sq. ft.) with scenic lake views.
- 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 9 ft. concrete foundation walls.
- **ADVANTECH** subflooring providing extra strength to all floors.
- **Tyvek Housewrap** system on all exterior walls including garage.
- Engineered roof truss system to allow for maximum room volume.
- 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 large window providing natural light.
- 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 Glass.
- **OWENS CORNING** Duration, "DURA RIDGE" lifetime Architectural shingle over 5/8" OSB Sheathing.
- **LP SMARTSIDE** siding, trim, soffit and fascia painted and warranted by factory.
- Seamless 6" aluminum gutters and 3x4 downspouts set in storm pipe draining away from home.
- **HALQUIST** Forest Black stone as per plan.
- **TimberTech** 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 additional strength.
- Exterior lighting includes upgraded fixtures, rear house and low voltage landscape lighting.
- Oversize concrete patio outside the basement walk out sliding 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 lake 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, Bath #2, Wet Bar and elsewhere.
- Undercabinet Kitchen LED lighting.
- Cabinet hardware included from a large selection.

FLOORING AND BATHS:

- **ARMSTRONG** Rustic Accent, engineered hardwood flooring in Kitchen, Family rooms and Foyer.
- **Dal Tile** Esta Villa (18"x18") in Laundry room and (12"x24") in Bath #2.
- **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** Artigiano horizontal pattern backsplash.
- **SHAW** "Well Played 1", 37 oz. stainmaster carpet in bedrooms.
- **SHAW** "Tuftex" commercial, stainmaster carpet throughout finished basement.

APPLIANCES:

- **GE Profile** French door, stainless steel Refrigerator with hands free auto fill.
- **GE Profile** stainless steel, front control, 5 burner gas stove and oven.
- **GE Profile** stainless steel dishwasher with hidden controls and third rack.
- **GE Profile** stainless steel, Microwave over the range with 4 speed exhaust fan.
- **MAGIC CHEF** Wine/Beverage combination stainless steel refrigerator
- **Frigidaire** side by side refrigerator with ice maker serving basement bar.

HVAC:

- Two zone heating and cooling (Main level and Basement) separately controlled.
- **Bryant** 96% efficient, 926T furnace.
- **Bryant** 16 SEER, single stage air conditioner
- **Ecobee 3** thermostats, touch screen with WiFi.
- **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, timer, and GFIs outlets as shown.
- Quiet Bath exhaust fan/light combinations throughout.
- Finished basement includes 12 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 **Granite** 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 hand railings.

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 Breezy Hill Landscape Co. which was proposed and accepted by GN.
- All gutters flow in drain tile taking rainwater away from the home.
- Front low voltage landscape lighting in front including walkway fixtures.

WARRANTY:

- The "**OMEGA**" warranty providing one year on the home as detailed.
- Builders 2-10 providing 10 years structural warranty per attachment..
- Bryant/Climate Shield 10 year warranty on parts.
- Owens Corning provides a lifetime manufacturer's warranty on roofing shingles (see their website) and Tim Cote, Inc. provides a 5 year roofing labor warranty.
- LP siding, soffit and fascia 5/50 year limited factory warranty.
- Manufacturer's warranties on Samsung appliances and Kohler plumbing fixtures.

