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## GENERAL INFORMATION

STYLE: RANCH WITH BONUS ROOM ABOVE GARAGE  
 BEDROOMS: 3  
 BATHS: 3.5  
 SQUARE FEET: 2954  
 LOT SIZE: .551 ACRES  
 GARAGE: 2+ CAR ATTACHED  
 BASEMENT: 9' WALLS - EGRESS WINDOW WELL  
 INSULATION: CELLULOSE

IMAGINE YOURSELF IN THIS SPECTACULAR CUSTOM BUILT MASTERPIECE PRESENTED BY RAUTMANN CUSTOM HOMES IN DESIRABLE PIGEON CREEK SUBDIVISION. YOUR EVERY DESIRE HAS BEEN CONSIDERED IN THIS EXECUTIVE RANCH, FROM INSPIRING GOURMET KITCHEN WITH PREP ISLAND OPEN TO A HEARTH ROOM WITH A STONE FIREPLACE, TO PAMPERING MASTER RETREAT WITH LUXURIOUS TILE SHOWER AND HIS AND HERS WALK-IN CLOSETS, TO THE RELAXING SCREEN PORCH WITH WEATHERED PLANK CEILING AND CONVENIENT SCREEN/WINDOW COMBINATION SYSTEM.

CUSTOM TOUCHES INCLUDE OPULENT CROWN MOLDING, LIGHTED TRAY CEILINGS IN THE MASTER BEDROOM AND DINING ROOM INCLUDING A TIN TILE CEILING IN THE DINING ROOM, ARCHES THROUGHOUT, LIGHTED NICHE, AND BUILT-IN LOCKERS. THE LARGE BONUS ROOM ABOVE THE GARAGE WITH ITS OWN BATH PROVIDES A COPIOUS AMOUNT OF FLEX SPACE. NATURAL STONE AND CEMENT SIDING ARE ACCENTED ON THE EXTERIOR BY CUSTOM CEDAR BRACKETS.

ENERGY STAR CERTIFICATION AND GREEN-BUILT HOME STATUS PROVIDE YOU IMPROVED INDOOR AIR QUALITY, PEACE OF MIND AND DECREASED OPERATING COSTS.

- GOURMET KITCHEN WITH HAND SCRAPED ENGINEERED HICKORY WOOD FLOORS, CUSTOM DURA SUPREME MAPLE CABINETS WITH SOFT-CLOSE DRAWERS, DUPONT CORIAN COUNTERTOPS, STAINLESS STEEL APPLIANCES, MASSIVE ISLAND WITH PENDANT LIGHTS AND SINK, GLASS TILE BACKSPLASH, AND SPACIOUS WALK-IN PANTRY
- LUXURIOUS MASTER BATH HAS TILE SHOWER, FRAMELESS GLASS SHOWER DOOR, KOHLER WHIRLPOOL, OPULENT HEATED TILE FLOOR, HIS AND HERS VANITIES & ELITE CULTURED MARBLE COUNTERTOPS.
- LAVISH MASTER RETREAT HAS HAND SCRAPED ENGINEERED HICKORY WOOD FLOORS, SEPARATE HIS AND HERS CUSTOM CLOSETS, LIGHTED TRAY CEILING
- IMPRESSIVE GREAT ROOM HAS VAULTED CEILING, CLEAN FACE GAS FIREPLACE WITH MANTLE HEIGHT STONE SURROUND, RECESSED FLAT PANEL TV MOUNT, AND HALF WALL OPEN TO KITCHEN AND HEARTH ROOM
- DINING ROOM HAS TIN CEILING WITH LIGHTED TRAY AND CROWN MOLDING, HAND SCRAPED ENGINEERED HICKORY WOOD FLOORS, AND ART NICHE
- CONNECTED HEARTH ROOM WITH ITS UNIQUE CEILING FAN PERFECTLY EXTENDS THE ENTERTAINING AREA AND TIES THE PATIO'S OUTDOOR LIVING SPACE TO THE INTERIOR
- DROP ZONE IN GARAGE FOYER HAS CUSTOM BUILT LOCKERS AND RECHARGING STATION.
- UPGRADED WIDE WOODWORK, FULLY CASED LOW-E ANDERSEN WOOD WINDOWS, AND SIX-PANEL DOORS.

## ROOMS

GREAT ROOM:	18X17	WOOD
DINING ROOM:	14X12	WOOD
KITCHEN:	18X14	TILE
HEARTH ROOM	16X14	WOOD
DINETTE:	8X8	WOOD
SCREEN PORCH:	10X8	
BONUS ROOM:	34X12	CARPET
MASTER BED:	17X14	WOOD
BEDROOM 2:	12X12	CARPET
BEDROOM 3:	11X12	CARPET
MASTER BATH:	FULL	TILE
HALL BATH:	FULL	TILE
UPPER BATH:	3/4	TILE
POWDER ROOM:	1/2	TILE
UTILITY:	14X8	TILE

## SPECIFICS

HVAC: \*ARMSTRONG 95% AFUE VARIABLE SPEED FURNACE  
 \*ARMSTRONG 14 SEER CENTRAL AIR CONDITIONER  
 \*BROAN ENERGY RECOVERY VENTILATOR/HEPA FILTER  
 WATER HEATER: 50 GALLON POWER VENT  
 ROOF: DIMENSIONAL SHINGLES  
 EXTERIOR: JAMES HARDIE FIBER CEMENT/ BUECHEL STONE  
 WATER/SEWER: PRIVATE WELL/MUNICIPAL  
 ELECTRICAL: 200 AMP



CERTIFIED GREEN PROFESSIONAL™



ABOVE INFORMATION DEEMED ACCURATE, BUT NOT GUARANTEED AND IS SUBJECT TO CORRECTION AND/OR CHANGE.

LOT SIZE IS PER SURVEY  
 UPDATED 11/8/2009

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# HOME

## ENERGY EFFICIENCY

- Certified ENERGY STAR® High Performance Home
- Argon gas Insulated Low-E Andersen™ windows
- Armstrong™ 14 Seer High Efficiency Air Conditioner
- Armstrong™ Ultra High Efficiency (95%) Variable Speed Furnace with Programmable Thermostats
- Tyvek Home Wrap™ with taped joints, Additional Layer of Tyvek Drain Wrap behind Stone
- 2x6 Walls, 6-sided Exterior Cavities
- Cellulose R-21 Wall, R-50 Flat Ceiling, R-30 Vaulted Ceiling Insulation
- 1" Rigid Foam Full Height Foundation Insulation
- Foam Insulation in Sill spaces
- Energy Star Sealant Package
- Insulated Steel Garage Doors with Auto-Openers and Keypad
- Insulated, Drywalled, and Finished Garage

## GREEN BUILT HOME FEATURES

- Certified Green Built Home
- Broan™ Energy Recovery Ventilator, Fresh Air Intake and HEPA Filter
- Energy Star Silent Panasonic Bath Fans with Timers
- Form-a-Drain system with Sealed Sump-pit
- Active Radon Mitigation System Installed
- Engineered Roof Trusses and Floor Joists
- Sun-Tunnel Skylight in Hall Bath
- Direct Wired Carbon Monoxide Detectors on each level
- Ceiling Fans

## EXTERIOR

- James Hardie Fiber Cement Low Maintenance Siding
- Impressive Real Stone façade
- Aluminum Soffit, Fascia, Seamless Gutters, and Downspouts
- Dimensional 30-Year Shingles

## INTERIOR

- Custom Stained 6-Panel Pine Doors and Wide Base and Casing
- Oil-Rubbed Bronze Door Hardware
- Crown Molding in Multiple Locations
- Elegant Arches and Niches
- Dimming Light Switches throughout add elegant ambiance

# FEATURES

## KITCHEN

- Custom Dura Supreme Cabinets
  - Full-Extension, Dove-tail Construction and Soft-Close drawers
  - Finished End Panels
  - Base Cabinet Recycle Center
  - Roll-Out Shelves in Base Cabinets
  - Crown Molding and Under-Cabinet Molding
- Durable DuPont Corian Countertops
- Glass Mosaic Tile Backsplash
- Stainless Gas Cooktop, Electric Wall Oven/Microwave, Dishwasher and Refrigerator
- High Performance Stainless Steel Hood vented to the exterior
- Large Island with Sink, Pendant Lights and Overhang for Seating
- Hand-scraped Hickory Engineered Flooring
- Under Cabinet and Toe-Space Lighting

## MASTER BEDROOM

- Crown Molding with Lighted Tray Recess
- His and Hers Custom Designed Walk-In Closets

## MASTER BATHROOM

- Spacious Tile Shower with integrated bench and shelf
- Separate His and Hers Vanities
- Heated Tile Floor

## GREAT ROOM

- Flat Panel TV Wall Mount above Fireplace

## HEARTH ROOM

- Unique Ceiling Fan
- Impressive Custom Built Mantle Height Stone Fireplace Surround
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