

**Astoria II Inventory Model**  
Inventory Model DB #AS2-20-1R-C-5891

**Located:** Clay Center, KS

**Size:** 30'X62' 1,860 SQFT

**FEATURE LIST**

- One Piece Construction (delivery for NE/KS)
- 5/12 pitch truncated roof
- 3<sup>rd</sup> Party Inspection Requirements, includes Ice & Watershield 2017 NEC Electrical Requirements, 2015 IRC/2017 NEC
- Floor system 9-1/2" I-Joist 16" O.C., 9' sidewalls
- 30 year Tamko Architectural Shingle, 7/16 OSB
- R21 Batt wall / R49 Ceiling Spider Fiber insulation
- Water Heater onsite by others
- 93% Furnace & 14 seer AC. Galvanized ductwork w-galvanized returns
- Pella Encompass Series Single Hung windows/6' Encompass Series sliding patio door/Low E/wood wrapped
- LP Smart 5/4x4" exterior trim around all windows/doors with 5/4x6" head trim
- Therma Tru Classic Craft CCR04037 Front entry door
- Craftsman Poplar base and casing painted white.
- Raised 2 panel White MDF solid core interior swinging, Bi-pass, and Pocket doors
- Brushed Nickel lighting and Satin Nickel door hardware
- Knockdown textured ceilings & Smooth walls
- Classic Paint Grade Maple cabinets w/crown molding, Charleston15 doors
- Stainless Steel 2000 Series double bowl kitchen sink w/Integra Stainless faucet
- Full tiled backsplash in Kitchen
- Whirlpool Stainless dishwasher, Whirlpool Stainless MW/Hood, vented & Garbage disposer
- PEX Water Branch System, Plumbed for ice maker with box
- Plumbed for 3" Radon vent (fan onsite by others), 3" gas water heater flue & 2" bsmt vent
- Elongated stools in Baths, Brushed Nickel Bath Accessories (towel bar & paper holders)
- Cabinet over washer/dryer, Soak sink in cabinet

**COLOR SCHEME:**

Exterior:

- LP Smart siding: Pelican
- Shingles: Weathered Wood
- Windows/Soffit & Fascia/Doors/Exterior Trim: White

Interior:

- Classic cabinets: White Paint, Interior doors & trim to match as close as possible.
- Kitchen Countertop/Tile: Laminate TBD when sold with tile backsplash-TBD when sold
- Bath #1: TBD-Onyx top-Venetian White bowl, Tub/Shower, Moen Eva Brushed Nickel Faucets and Accessories
- Bath #2: TBD-Onyx top-Venetian White bowl, 60" FG White Shower, Moen Eva Brushed Nickel Faucets and Accessories