

**Astoria II Inventory Model**  
Inventory Model DB #AS2-21-2S-C-5959

**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., 8' sidewalls
- 30 year Tamko Architectural Shingle, 7/16 OSB
- R23 Spider Fiber wall / R49 Ceiling insulation package
- Water Heater onsite by others
- 93% Furnace & 14 seer AC. Galvanized ductwork w-galvanized returns
- Pella Encompass Series Single Hung & 250 casement 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 Smooth Star S609 w-Maple Park Glass Front entry door
- Craftsman Oak base and casing, stained.
- Raised 3 panel Oak solid core interior swinging & Bi-pass doors
- Brushed Nickel lighting and Satin Nickel door hardware
- Knockdown textured ceilings & Smooth walls
- Express Oak cabinets w/crown molding, Bridgeport950 doors
- Stainless Steel Verse Series sgl. bowl kitchen sink w/Integra Stainless faucet-TBD
- Full tiled backsplash in Kitchen-TBD when sold
- Whirlpool Stainless dishwasher-TBD, Whirlpool Stainless MW/Hood-TBD, 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: Smokey Ash
- Shingles: Weathered Wood
- Windows/Soffit & Fascia/Doors/Exterior Trim: White

Interior:

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