

**** Please note that our standard features vary per development.**

THE FIRST IMPRESSION - YOU ONLY GET ONE.....

Front yards are fully landscaped & side & rear yards are seeded for grass
Concrete porch with concrete sidewalk to driveway
Concrete driveway up to 40'
Underground electric line and hook-up
Natural gas line and hook-up
City water & sewer
Alside Odyssey® premium limited lifetime warranty vinyl siding
GAF Timberline® 30 year architectural shingles
Felt paper and ice guard protection extends the life of your roof
Shingle-over ridge vent for superior roof ventilation
Insulated Therma-Tru® fiberglass 6 panel exterior doors**
Schlage® deadbolts on hinged exterior doors
Pella® windows: aluminum clad wood windows, insulated with high tech InsulShield® glass, Low E, argon filled, tilt in for ease in cleaning with 20-10 Year Warranty®*
Internal grids in upper sash of front windows
Two frost free exterior cold water faucets
Two exterior G.F.I. electrical outlets
Areas disturbed by construction will be rough and finish graded

WELCOME HOME TO YOUR INVITING INTERIOR

Generous allowances for light fixtures, flooring and appliances
Your flooring allowance increases for a hardwood or ceramic foyer
1/2" drywall on walls
5/8" drywall on 2nd floor ceilings
Painting, staining and varnishing provide a beautiful interior
Ceilings to have custom stippled effect
A sunburst in your dining room
Kraftmaid® cabinetry provides a limited lifetime warranty with dovetail drawers and hidden drawer glides
Kitchen cabinets are oak with raised panel doors
Bathroom vanities are oak with recessed panel doors
Laminate counter tops and back splash in the kitchen
Cultured marble vanity tops and back splashes in the bathrooms
Mirrors above all vanities and pedestal sinks
Closet Maid® vinyl coated shelving in all closets, linens, and pantry
A rear, direct vent gas fireplace, or wood burning metal insert fireplace with custom oak mantle, stone face and a raised hearth
Exhaust fans in all bathrooms
2 1/4" oak casing on all windows and doors
3 1/2" oak baseboard trim
First & Second floor bi-fold doors are picture framed w/casing
Cased openings on first floor with oak trim throughout & oak spindles and handrails
A choice of oak flush or 6 panel masonite doors painted white

NOT JUST A BASEMENT, BUT AN EXTENSION OF YOUR LIVING SPACE

8' poured concrete walls with a 25 yr waterproofing warranty***
8'-0" poured concrete basement
A floor drain in basement is provided
3500 lb crush resistant rigid inner & outer drain tile surrounding the footer takes water away from your foundation
Sump pump is included where necessary for proper drainage

GARAGE CONVENIENCES

The garage floor is 4" concrete with vapor barrier
One electrical outlet (G.F.I.)
A floor drain removes water from your garage
Pre-wiring is included for a future garage door opener
Wayne-Dalton® R-11 insulated steel, raised panel, overhead garage door
A Therma-Tru® fiberglass door**
Walls and ceiling are drywalled and textured
An attic access is provided per code

STRUCTURAL PEACE OF MIND

Primed Steel I beams for lasting integrity
2 x 10 floor joists - 16" on center provide a solid floor
Cross bridging between floor joists
O.S.B. wall sheathing on all exterior walls.
The roof system is custom engineered trusses per your design
Roof sheathing is O.S.B. and strengthened by clips

FOR VALUE AND ENERGY SAVINGS

Pella® windows with the use of InsulShield® glass*
Owens Corning® R-30 fiberglass ceiling insulation and R-13 wall insulation
An air infiltration sealant package
House wrap around heated living areas
We pay your utilities during construction

ELECTRICAL CONVENIENCES

150 amp electric service
4-category 5 phone and 4-RG6 cable TV jacks are included
Electric smoke detectors with a battery back up are on all levels
G.F.I. receptacles in the kitchen and baths
A lighting allowance enables you to customize your lighting
Ceiling lighting is provided in all bedrooms

PLUMBING CONVENIENCES

Your choice of gas or electric service is provided at your clothes dryer
A high efficiency, 40 gallon, power vent water heater is included
Delta® faucets supply your water
Drain and waste lines are rigid and durable ABS
Plastic water lines
A 1/2 HP garbage disposal makes clean-up a snap
A pull out sprayer with hose is supplied with the kitchen faucet

COMFORT AND CLIMATE FEATURES

Your duct work will be custom designed to meet the needs of your home
York® 90%+ high efficiency gas furnace
Your air conditioning system will be sized per your plan

QUALITY CONTROL

We will secure your building permits
Construction refuse will be removed and disposed of
A thorough cleaning of your home prior to move in
An on-site preconstruction meeting
New home orientation

IT DOESN'T "END" AT CLOSING

Ashley Court Ltd.' warranty
25 Year Limited Structural Warranty

* Pella® 20-10 warranty: 20 year warranty on glass, 10 year warranty on all other components

** Therma-Tru 20 year warranty protects the door, panel or glass inserts, grilles, hinges, weatherstripping, door bottom gasket, corner seals and the sill

*** A 25 yr waterproofing warranty on 8' poured concrete basement walls



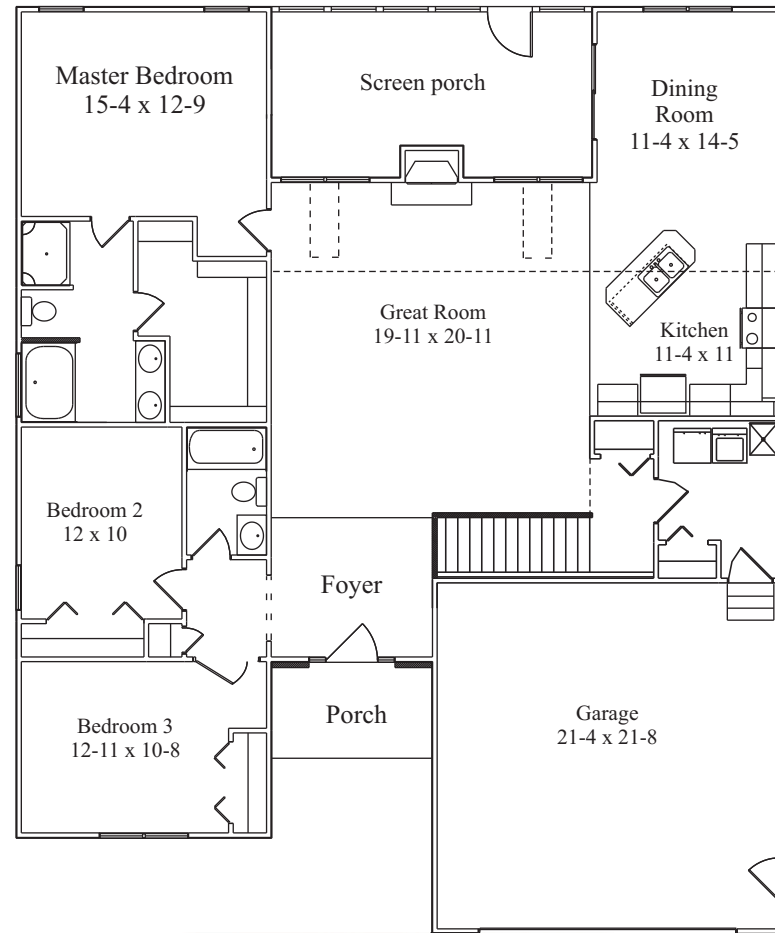
*The Logan
1016 Flanders Dr
Wadsworth*



*In a continuing effort to improve products and procedures, we reserve the right to revise, change and/or substitute features without notice.
This information is used for illustrative purposes only and is not intended to be part of any legal agreement.*

Ashley Court South

The Logan
1016 Flanders Dr
 Wadsworth
 1,824 sq ft
\$249,900*



DutchHeritageHomes.com



**THIS HOME INCLUDES ASHLEY COURT CONDOMINIUMS
 FEATURES PLUS THE FOLLOWING PERSONAL CHOICE OPTIONS:**

Exterior

- *Garage door opener and 2 remote controls
- *Concrete sidewalk to the garage service door
- *6' wide front step tapered to a 3' walk
- *Screened in rear porch
- *Arched transom & shakes on bedroom3, arch at front porch & transom over front door
- *2 transoms over kitchen cabinets
- *2 windows on side of Dining Room
- *12 x 12 patio

First Floor Living

- *Gas line & 220V electric line for Range & Dryer
- *Reconfigure rear hall and staircase-door at bottom & half wall at top
- *Upgraded lighting allowance
- *9' ceilings
- *50 gallon gas water heater

Kitchen/Dining Room

- *Cathedral ceiling in the Great Room, Kitchen & Dining Room
- *2 recessed lights at the fireplace
- *Dimmer switch for recessed lights at the fireplace
- *A double switched paddle fan with speed controls in the Great Room
- *Increased appliance allowance for microwave range hood
- *Wire for microwave range hood
- *Upgraded appliance allowance for microwave range hood
- *42" KraftMaid® Kitchen wall cabinets
- *Oak crown molding on the Kitchen cabinets
- *Oak edging on the Kitchen countertops
- *Water line for future refrigerator
- *2 skylights in the Great Room per print

Master Bedroom

- *A double switched paddle fan with speed controls in the Master bedroom

Duplication price does not include the following:

- *Decorating
- *Handicap access ramp



Call Today!
330-334-2100

*Prices, options and availability are subject to change without notice
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