

Grand Manor

CONSTRUCTION FEATURES

- Foundation Ready
- 2x6 Floor Joists 16" O.C. on 26'8" & 40' Wide Homes
- 2x8 Floor Joists 16" O.C. on 29'6" Wide Homes
- 2x6 Exterior Walls 16" O.C. w/90" Sidewall Height
- 2x4 Interior Walls 16" O.C.
- 90" Sidewalls w/Vaulted Ceilings
- 30# Roof Load
- 4/12 Roof Pitch on 26'8" Homes w/ 14" Eaves
- 3.31/12 Roof Pitch on 29'6" Homes w/12" Eaves
- 2.66/12 Roof Pitch on 40' Homes with 14" Eaves
- 30 Year Architectural Fiberglass Shingles
- 16" Overhangs on Both Ends of Home
- OSB Under Sheetrock on Marriage Line Walls
- Energy Star R-40 Roof, R-21 Sidewall & R-33 Floor Insulation

EXTERIOR FEATURES

- 36" Insulated Fiberglass Front Door (Almond, Clay, or White)
- 36" ½ Lite Fiberglass Rear Door (Almond, Clay, or White)
- Low-E Vinyl Dual Glaze Windows (Almond, Clay, or White)
- Fiber Cement Horizontal Lap Siding w/Wood Shutters and Upper Board & Batt Accent (Front Door Side) (per plan)
- Smart Panel Vertical Wood Siding with Window Trim on Ends and Back Door Side
- Craftsman Dormer and Dormer(s) (per plan)

INTERIOR DESIGN FEATURES

- Textured Walls & Ceiling w/Radius Corners
- Choices of Interior Paints—Sherwin Williams washable eggshell finish
- Textured Window Openings with Square Corners and Window Ledges on Bottom Sill
- Laminate Window Sill in Kitchen
- Window Valances Throughout
- 2" White Faux Wood Vinyl Blinds Throughout
- FHA Grade Carpet-Macrame
- 6# Rebond Pad
- LX Vinyl Flooring in Kitchen, Guest Bath, Master Bath & Utility (per plan)
- Satin Nickel Interior Door Hardware, Lighting Fixtures and Faucets
- LVT Plank Flooring at Entry Foyer
- White 2-Panel Grand Arch Interior Doors w/2-1/4" Trim (Painted) With Lever Handles
- Wood Shelves/Rods in Closets with Organizers (per plan)
- LED Can Lights—(1) @ Entry Foyer and (2) @ Hall, & Walk-In Closets and Walk-In Pantries
- Bedroom and Bathroom Ceiling Lights
- Dining Room Chandelier

KITCHEN FEATURES

- Frigidaire Appliances
- 21' Frost Free Refrigerator w/ Icemaker
- 30" Deluxe Electric Range
- Dishwasher (Energy Star® Qualified Appliance)
- Natural Wood Cabinets & Doors
- (2) Reed Glass Overhead Cabinet Doors
- Satin Nickel Cabinet Door And Drawer Button Pulls
- Drawer over Door Cabinet Construction
- Deluxe Roller Bearing Drawer Guides
- Bank of Drawers
- 2 Sets of Pot and Pan Drawers w/Cab Doors (per plan) (9" Deep Pot & Pan Drawers in model 6009)
- Hi-Lo Cabinet Design w/With Overhead Cabinet Crown Molding Throughout
- 52"/31" Overhead Cabinets w/Adjustable Shelves
- Cabinet Over Refrigerator
- 8" Deep Stainless Steel Sink
- Satin Nickel Single Lever Faucet w/Pull Out Spout
- Laminate Counter Tops w/Rounded Crescent Edge
- 6" Ceramic Tile Backsplash
- (6) LED Can Lights
- (2) Under Cabinet Lights
- Decorative Elliptical Window Over Kitchen Sink
- Cabinet Cap Molding T/O

HEATING, ELECTRICAL & PLUMBING

- All Electric Home w/200 AMP Service (Electric Range, 50 Gallon Electric Water Heater, Electric Furnace)
- Certified Heat Ducts with In-Floor Crossovers
- Master Water Shutoff w/Individual Shutoffs to Sinks and Stools
- Satin Nickel Faucets—Price Pfister
- Frost Free Exterior Faucet Near Rear Door
- Exterior GFI Receptacle Near Rear Door
- Electrical Boxes Nailed to Studs
- Toe-kick Registers in Kitchen & Bathrooms
- Programmable Thermostat
- Night Lights in Master Bathroom and Guest Bathroom
- USB Receptacle In Kitchen
- Rocker Light Switches Throughout
- Conduit From Panel Box for Air Ready/Heat Pump Ready
- Laundry Shelf Above Washer & Dryer Area

SELECT BATHROOM FEATURES

- Deluxe Master Bath with 6' Fiberglass Deep Soaker Tub or 54" Roman tub and Separate 60" Fiberglass Shower (per plan)
- Cab Ply on Front of Master Deluxe Tubs
- 60" 1 Piece Fiberglass Tub/Shower in Guest Bath
- Laminate Counter Tops w/Rounded Crescent Edge
- 6" Ceramic Tile Backsplash
- Full Width Mirror w/Wood Trim Around (matches cabinets)
- Satin Nickel Towels Hooks & Tissue Holders
- Elongated Toilets
- China Lavs w/Double Handle Faucets



CUSTOM
HOMEBUILDERS

NOTICE: Due To Our Program Of Continuing Product Improvement & Federal Code Compliance, Specifications & Prices Are Subject To Change Without Notice. KIT Reserves The Right To Improve Models Without Incorporating These Changes In Homes Produced At An Earlier Date. Square Footage Is Measured From Outside Wall To Outside Wall.

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