

NORTH DOUGLAS CONDOMINIUMS

By Cleland Homes

— STANDARD FEATURES —

CONSTRUCTION FEATURES

- 2" x 4" Studding on 16" Centers
- 7/16" OSB Exterior Wall Sheathing
- ¾" Tongue and Groove Sub-Flooring, Nailed with Special Ringshanks and Glued for Quiet Floors
- All Exterior Flatwork Compacted, to Ensure Quality
- Tyvek House Wrap
- Engineered Floor trusses
- Engineered Roof Truss System
- 30 Year, Architectural Self-Sealing Shingles
- R-11 Sound Batts between Floors
- 1 ½" Lightweight Concrete Between Floors
- 5/8" Drywall for Ceilings / Walls
- 5/8" OSB Roof Sheathing

EXTERIOR FEATURES

- Patio and Service Door Lights (Where Applicable)
- Decorative Stone (Where Shown)
- Vinyl Siding with Limited Lifetime Warranty
- Aluminum Soffits, Fascia and Gutters
- 6 Panel Exterior Fiberglass Doors with Adjustable Thresholds; Insulated
- Shutters (Where Applicable)
- Roof Overhangs
- Maintenance Free Vinyl Windows with Low-E Glass
- Sidewalks (Where Applicable)

ENERGY FEATURES

- Central Air Conditioning
- R-38 Ceiling Insulation
- Electric Water Heater
- Low-E Windows and Patio Doors
- Roof Venting
- R-19 Total Exterior Wall Insulation w/ Vapor Barrier
- Municipal Sewer and Water Hook-Up
- Windows, Doors and Bottom Plates Caulked, Foamed, and Sealed

WARRANTIES / GUARANTEES

- 1 Year Warranty by Builder
- All Brand Name and Manufacturer's Warranties
- Inspections by City, Municipal, County and Construction Supervisors

COMMUNITY AMENITIES

- Access to Clubhouse and Pool
- Landscaping
- Sprinkler System

INTERIOR FEATURES

- Pewter Interior Hardware
- Vaulted Ceilings, 9' Ceilings, Per Plan
- Colonial Casing and Base Moldings
- Smoke Detectors
- Kitchen Cabinets
- Kitchen Countertops
- Appliances (Washer & Dryer Available Separately)
- Bathroom Countertops & Vanities
- Mirrors Above Vanities
- Taller Vanities in Master Bathroom
- Interior and Exterior Light Fixtures
- Upgraded Flooring
- Chrome Faucets
- Stainless Steel Kitchen Sink
- Kitchen Sink Faucet with Sprayer
- Dishwasher
- Electric Range
- Refrigerator
- Micro-Hood
- Dryer Vent
- Ceiling Fans Wired in Master Bedroom and Great Room
- Bedrooms Wired and Lighting Fixtures Hung on Ceilings
- Wood Shelving
- Drywalled & Taped Interior House Walls & Ceilings
- Beige Walls, White Ceilings
- Smooth Walls, Textured Ceilings
- 6 Panel Colonist Doors
- Garbage Disposal
- Fiberglass Tubs & Shower
- Cable Outlets, Phone Jacks (CAT-5 cable)
- Comcast Cable Ready
- CAT-5 Wiring for High Speed Internet Hookup
- Bath Fan/Light Combinations
- Electric Ran for Range, Furnace, and Dryer
- Ground Fault Interrupters
- Copper Water Lines
- Security System
- Door Bell Chime
- Professional Cleaning Before Your Move-In

AVAILABLE OPTIONS

- Washer & Dryer
- Shower Door
- Interior Paint Colors



This flyer is for illustrative purposes only and does not form a legally binding contract. Information deemed reliable and correct at the time of printing, but is not guaranteed. Rights are reserved to make changes without notice or obligation.

1101 Lincolnway West
Mishawaka, IN 46544

574-252-2427

www.NDCONDOS.com



© 2007 Cleland Homes, Inc. All rights reserved. Rev. 06/07