



Lusk &  
Associates

Sotheby's  
INTERNATIONAL REALTY

By building in Sunset Ridge you will be receiving the following standard options with any house style you choose.

- Superior basement wall system, 9' high
- Direct vent gas fireplace with wood surround and tile or stone veneer
- Tile or flagstone hearth
- 2 x 6 – 16" on center exterior walls
- 9' first floor walls
- House facades of stone, or brick and/or flexlite combinations
- 2 x 10 – 16" on center joists with wood bridging and TJI's – 16" o.c.
- 1/4" tongue groove OSB, glued and nailed
- 30 year architectural grade fiberglass shingles
- 5" seamless aluminum gutters
- 4 or 6 panel masonite interior doors
- Colonial 3.5" MDF casing trim, first floor/second floor hall
- Colonial 5.25" MDF baseboard trim, first floor/second floor hall
- Harvey vinyl double hung tilt-in windows, grids/screens, low E/Argon gas,
- Shutters on front elevation per plans
- Steel panel insulated garage doors with openers and keypad
- Finish flooring includes hardwood and/or tile and carpet per allowance
- Kitchen/vanity/countertop, (granite kitchen tops), per allowance
- Moen faucets
- Radon piping from slab through roof (fan not included)
- Garbage disposal
- Rheem 90 Plus gas furnace
- 13 SEER central air
- Appliance allowance
- 4 telephone and cable outlets
- Smoke detectors in each bedroom and 1 each level
- Light fixtures, 20 recessed lights plus allowance
- R38 blown cellulose attic insulation
- R20 fiberglass exterior wall insulation
- Air infiltration and sealant work included
- Housewrap on entire house
- Maintenance free exterior deck, 16 x 12
- Landscaping allowance
- Entire lot seeded
- All building permits included

Please do not hesitate to contact Beiler Home Builders or Lusk & Associates Sotheby's International Realty for a list of available lots.