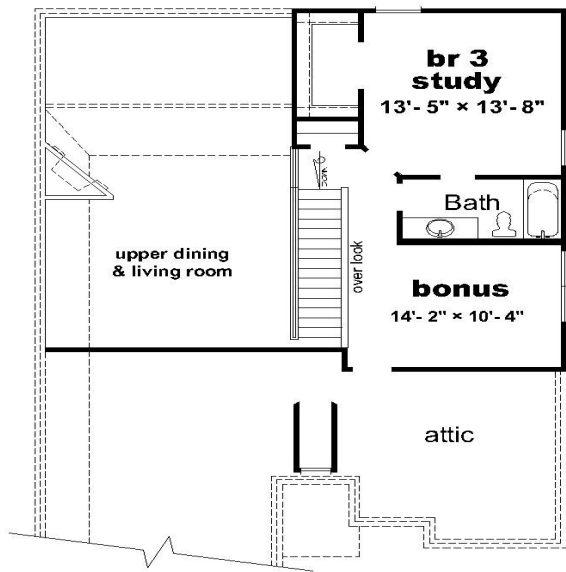
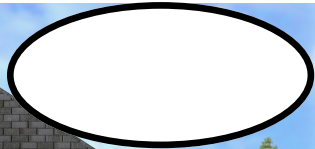
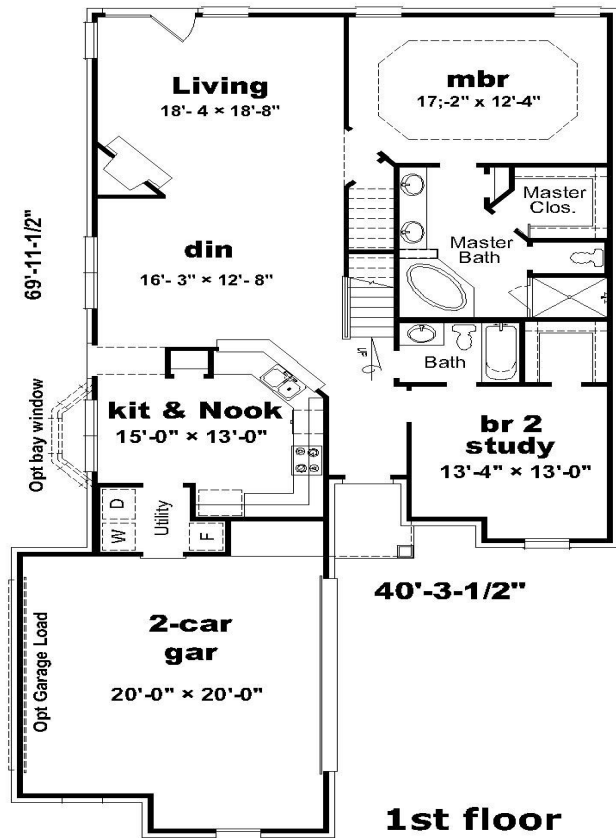


# DIAMOND ESTATES — THE HOWARD



**2nd floor**

2072 square feet of living area



**1st floor**

**kw.** KELLER WILLIAMS  
REALTY

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### **Exterior Features**

- Gutters with downspouts—Front Only
- Three Tab roof shingles with 20 year manufacturer's limited warranty
- Brick per plan and builder's specs
- Two weatherproof exterior electrical outlets
- Concrete patio(10' x 12')
- Sidewalks and driveway (per subdivision standards)
- Insulated front and rear entry doors with deadbolt (per plan)
- Mailbox with cast iron stand
- Fiber cement siding
- Porch or patio size (per plan)
- Professionally landscaped with sod and seeded yards
- Rear exterior lights per plan and builder's specs
- Two car garages with two remotes
- Two exterior faucets, location per plan and builder's specs

### **Interior Features**

- Pre-wired for 3 cable and 3 phone outlets
- 3 1/4 inch base molding on first floor
- Wood railing on stairs and per plan and builder's Specs
- Security system finished with keypad
- Lighting package in satin nickel finish
- Entry stairs with carpet (per plan)
- Interior wall paint with semi-gloss trim
- Closets with wood shelving
- Nine foot ceilings on first floor (per plan)
- Satin nickel door hardware
- Satin nickel ceiling fan in great/living room
- Pre-finished oak hardwood flooring in entry
- Raised two panel interior doors
- Smoke detectors with battery back-up
- Thirty-six inch vent less fireplace with mantel, tile surround and gas logs
- Vaulted ceilings (per plan)
- Wall-to-wall carpeting

### **Kitchen Features**

- Ceramic tile in laundry room, kitchen/breakfast area
- Double bowl/deep stainless steel sink
- Flat Panel Cabinets
- Formica countertops with bullnose edge
- Flat panel white laminate cabinets in laundry room
- Stainless steel top electric range with self-cleaning oven, dishwasher with electronic controls and 1/2 horsepower disposal
- Brushed nickel faucet

### **Bath Features**

- Culture marble tub with hydra-jets on tile platform in master bath/separate shower unit with tile surrounds
- Round white commodes in master bath
- Standard storage model water heater(s)
- Flat panel cabinets in master bath and all secondary baths
- Chrome finish plumbing fixtures
- Thirty-two inch vanities in master bath

### **Energy Efficient Features**

- Pilotless gas central heating system
- 14 - SEER central air conditioning system.
- Air seal foam insulation around windows and electrical outlets which seals out outside air and improves your comfort
- Insulation energy efficient package includes
  - R-30 blown insulation in ceilings.
  - R-30 blown insulation in vaults.
  - R-15 wall rating
- LOW-E vinyl energy efficient double glazed windows with screens