



CHATEAU 88 STANDARD FEATURES & SPECS

- + Chateau 88 is a prime location within the city of West Des Moines.
- + All city permits and code documents.
- + Engineered site plan and construction staking
- + 9' tall foundation walls with 8"x16" footings.
- + 15 year rubber membrane waterproofing on foundation.
- + Interior and exterior drain tile system covered in pea gravel, sump basket and sump pump.
- + 12' x 12' treated deck with 2"x2" spindles, 2"x6" rail (on applicable plans).
- + 9' ceiling height on the main level, 8' ceiling height on 2nd level.
- + Engineered I-joist floors, beams and roof trusses.
- + Passive Radon mitigation system.
- + OSB wrapped exterior walls.
- + Dupont Tyvek house wrap.
- + Dupont Tyvek flex-wrap sill protection..
- + 100% Hardi Plank exterior with Sherwin Williams "Super-Paint" with a 25 year warranty.
- + Oversized Pella vinyl windows for a striking look and to maximize the natural light in the home.
- + Pella fiberglass front door with aluminum cladding, glass window with Pella sealant tape on all doors and windows.
- + Stone accent on front elevation per plan.
- + CertainTeed Landmark lifetime warranty architectural shingles.
- + Ridge vent attic ventilation system (where applicable).
- + Continuous aluminum gutters, down spouts and down spout extensions.
- + Concrete flat work with steel reinforcement, sand/rock base, and decorative trimmed edging.
- + Insulated steel garage door with opener and exterior key pad.
- + R-15 BIBS blown insulation system in above grade exterior walls for a quite home and low utility cost.
- + R-40 blown attic insulation.
- + R-11 white basement blanket wall insulation with taped joints.
- + High efficiency Lennox gas furnace and high efficiency A/C.
- + 40 gal gas power vent high efficiency water heater.
- + Fiberglass showers/tubs with upgraded Stainless Steel Delta "Ashlynn" plumbing fixtures.
- + 2 piece stools that feature raised comfort height and elongated bowl.
- + Upgraded Stainless steel Delta "Ashlynn" single hole bath faucets and "Trinsic" pull down style kitchen faucet.
- + Custom fabricated wrought iron interior railings for an open and unique look with high durability.
- + Pine paint grade square profile transitional millwork (not particle board junk).
- + Pine paint grade window jambs and casing (not drywall or particle board junk).
- + Pine paint grade skirt boards on stairs (not particle board junk).
- + Masonite interior doors.
- + Hardwood wainscot paneling on the back and sides of the large kitchen Peninsula-island.
- + Hardwood lockers with bench seat, wainscot paneling, coat hooks & upper/lower cubbies for storage.
- + Washable eggshell "Light French Gray" interior paint with flat white ceilings for contrast.
- + Brushed Nickel hinges, lever style door knobs and wall/hinge door bumpers.
- + Waypoint Maple cabinets w/ full extension, dovetail wood drawers, soft close, 5 piece drawer fronts, plywood sides.
- + Whirlpool stainless steel appliances including: oven/range combo, OTR microwave and dishwasher.
- + Upgraded Granite or Quartz countertops in baths and kitchen.
- + Large under-mount single bowl stainless steel kitchen sink and under-mount rectangle white bath sinks.
- + Luxury Vinyl Plank flooring in the bathrooms, kitchen, dining and entry ways.
- + Decorative subway tile kitchen backsplash.
- + 8 lbs pad with soft frieze carpet in bedrooms, stairs, closets and basement.
- + 100% LED well appointed Brushed Nickel lighting with recessed lights, 3 ceiling fans, Decora rocker style switches.
- + 42" tall sheet mirrors above all vanity countertops and raised comfort height vanity cabinet.
- + Large Brushed Steel cabinet pulls.
- + Thorough wire shelving package.
- + Fully Sodded lot.