

**CHATEAU ONE AND ONE HALF STORY**  
**1 1/2 STORY, 4 or 5- BEDROOM, LOFT, 4- BATH, 3-**  
**CAR GARAGE**  
**3385 Sq Ft= 2090 Main/ 1288 2<sup>nd</sup> Story**

**Exterior**

9' Poured Foundation with perimeter drain tile & sump pump  
10- Year foundation waterproof warranty  
James Hardi cement lap siding  
Three car garage with insulated steel garage doors & 2 openers  
I-joint floor system  
Tyvec house wrap  
Partial natural stone front elevation  
Pella Pro-line, low-e clad windows  
Lifetime warranty Tamco Heritage shingles  
14' x 16' covered composite deck  
Full sod yard up to 9000 Sq. Ft.  
Covered front porch  
R-15 & 19 blown-in exterior wall cavity insulation / R-50 attic

**Entry Way**

11' tall ceiling  
Craftsman oversized painted casing and baseboard  
Pella double door entry system  
Engineered, distressed wood floor, 6" wide planks

**Family Room**

Craftsman oversize painted casing and baseboard  
42" contemporary fireplace with stone / wood media wall  
Two story decorative ceiling with 2nd story windows  
LED recessed can lighting & fireplace accent lighting

**Dinette**

Craftsman oversized painted casing and baseboard  
Engineered, distressed wood floor with 6" wide planks

**Kitchen**

Craftsman oversized painted casing and baseboard  
knotty alder cabinets with raised panel doors & soft close drawers  
Large island with eating edge  
Custom design ceramic tile backsplash with accent strip  
Quartz countertops with Siligranite sink  
Waterline for icemaker  
Large pantry with stone accent wall  
Under cabinet outlets and lighting

**Main floor 1/2 bath**

Knotty alder vanity  
Craftsman oversized casing and baseboard  
Vessel sink with custom tile accent mirror  
Custom design tile floor

**TWO Laundry Rooms / main floor and second floor**

Painted casing and baseboard  
Custom birch cabinets  
Tile floor  
24" x 36" laundry sink base and custom cabinets



**BERKSHIRE HATHAWAY** | Ambassador  
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**The Advanced Real Estate Group**  
**402.681.6733**

**CERTIFIED HIGH PERFORMANCE HOME / W 65 HERS RATING OR LESS**

**Dining Room**

9' ceiling with custom drywall ceiling treatment  
Craftsman oversized painted casing and baseboard  
Open style drywall arch openings to entry and family room

**Master Bedroom / Main Floor**

10' vaulted ceiling with light tray  
Craftsman oversized painted casing and baseboard  
Double door entry  
Large walk-in closet

**Master Bedroom Bath**

11' vaulted ceiling  
Painted casing and baseboard  
Large soaker tub  
Walk in tile shower  
36" tall vanities with granite counter tops  
Custom design tile floor

**Bedroom #2 & #3 / 2nd floor**

Painted casing and baseboard  
Shared bath with quartz top vanity  
Tile bath floor  
Walk-in closet

**Bedroom #04**

Painted casing and baseboard  
3/4 private bath with granite top vanity  
Ceramic tile floor  
Walk-in closet

**Loft or bedroom #5**

Painted casing and baseboard  
Open to main floor family room

**Other Standard Features**

95% energy efficient Trane furnace with 2 zones  
13 seer Trane air conditioner with 2 zones

Power humidifier  
3/4 basement bath rough-in  
2-40 gallon gas water heaters  
Curb grind  
Security system  
Music distribution & surround sound pre wire  
Smoke detectors  
Painted interior 6- panel doors  
Landscape allowance \$3500.00  
6-station sprinkler system

[www.johncanigliahomes.com](http://www.johncanigliahomes.com)



\*PRICES SUBJECT TO CHANGE

# The Chateau



*When you're passionate about something, you think about it all the time. And you're happiest when you're able to immerse yourself in it. That's how it is for us at John Caniglia Homes.*

*Since 1979, when we constructed our first custom home, we have never looked back. In fact, it's been quite the opposite. John Caniglia Homes has gone on to build some of the most note-worthy custom homes in the area, participating in Street of Dreams and creating custom homes throughout the area.*

*Today, the company has grown to include two generations of Caniglias, each with a passion for excellence, quality and craftsmanship. And each brings a unique insight and specialty to the process - from real estate and financing, to site selection, design and planning, to construction and project management.*

**STYLE.WARMTH.PURPOSE**