

THE BOULEVARD
FEATURES BELOW INCLUDED IN PRICE

2 story, 3104 square feet

Main Floor 1498 2nd Floor 1606

4- BEDROOM, 4- BATH, 3-CAR GARAGE + bedroom/office/flex

CERTIFIED HIGH PERFORMANCE HOME / 65 HERS OR LESS

Exterior

9' Poured Foundation with perimeter drain tile & sump pump
10- Year foundation waterproof warranty
Cottage 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 Tamco Heritage shingles
Full sod yard up to 9000 Sq. Ft.
Covered front porch
R-15 & 19 blown-in exterior wall cavity insulation / R-50 attic

Dinette

Oversized painted casing and baseboard
Birch distressed engineered wood floor

Kitchen

Oversized painted casing and baseboard
Birch distressed engineered wood floor
Custom birch cabinets with raised panel doors & drawers
Large island with eating edge
Ceramic tile backsplash with accent
Granite/quartz countertops with Siligranite sink
Waterline for icemaker
Large walk-in pantry with custom desk
GE Profile appliances

Main floor 3/4 bath

Custom vanity with granite countertop
Oversized casing and baseboard
Ceramic tile floor

Laundry Room

Painted casing and baseboard
Tile floor
24" x 36" laundry sink base with granite/quartz top

Drop Zone

Custom birch drop zone cabinets
Large open lockers

Main floor bedroom/office room

Oversized painted casing and baseboard



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Master Bedroom

Vaulted ceiling with decorative ceiling
Painted casing and base

Double door entry to bedroom
Double door entry to bath
Oversized walk-in closet

Master Bedroom Bath

Painted casing and baseboard
6' soaker tub
Walk in tile shower
Hers and his vanities with granite/quartz counter tops
Tile floor

Bedroom #2 & #4

Painted casing and baseboard
Tiered ceiling

Walk-in closets

2nd Floor Shared bath

Painted casing and baseboard
Shared full bath with 2-sink granite/quartz countertop
Ceramic tile floor

Bedroom #3

Painted casing and baseboard
10' ceiling
Tiered ceiling

Other Upgraded Features included in base price

95% energy efficient Trane furnaces / with 2 zones
13 seer Trane air conditioners
Power humidifier
3/4 basement bath rough-in
2-40 gallon gas water heaters
Curb grind
Security system
Music distribution & surround sound rough-in
Painted interior woodwork with panel doors
Landscape allowance
Curved staircase
6-station sprinkler system
Copper water lines



www.johncanigliahomes.com

******* PRICE SUBJECT TO CHANGE**

THE BOULEVARD



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