

THE DYLAN

FEATURES BELOW INCLUDED IN PRICE

1 1/2 story, 2729 square feet
Main floor 1699 2nd Floor 1030

5- BEDROOM + FLEX ROOM, 3 1/2- BATH, 3-CAR GARAGE

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-joist floor system
Tyvec house wrap
Partial natural stone front elevation
Gerkin, 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 shaker panel doors & drawers
Soft close door hinges and drawer tracks
Large island with eating edge
Ceramic tile backsplash with accent
Granite/quartz countertops with Siligranite sink
Waterline for icemaker
Large walk-in pantry with appliance desk
Stainless steel appliances – Gas Range

Main Floor Bath

Custom vanity with granite countertop
Moen faucet and American Standard toilet
Painted 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 with drawers and doors

Main floor dining/office room

Oversized painted casing and baseboard
Double barn door

Master Bedroom

Tiered ceiling with mood lighting
Painted casing and base
Double door entry to bath
Oversized walk-in closet
Stackable washer and dryer in closet

Master Bedroom Bath

Painted casing and baseboard
Kohler soaker tub
Walk in tile shower/ Moen faucets with rain head
Hers and his vanities with granite/quartz counter tops
Moen faucets with American Standard toilet
Tile floor

Bedroom #2 & #3

Painted casing and baseboard
Tiered ceiling to 9'
Walk-in closets

2nd Floor Shared Bath

Painted casing and baseboard
Shared full bath with 2-sink granite/quartz countertop
Ceramic tile floor
Moen faucets and American Standard toilet
5' fiberglass tub/shower with Moen faucet

Bedroom #4

Painted casing and baseboard
10' ceiling
Walk-in closet

Bedroom #5 / BONUS ROOM

Painted casing and baseboard
Tiered ceiling to 9'
Large closet
2nd Floor ¾ Bath
Painted casing and baseboard
Custom vanity with granite countertop/ Moen faucet
4' fiberglass shower with shower door
Moen faucet with American Standard toilet

Other Upgraded Features included in base price

96% energy efficient Carrier furnace / with 2 zones Security System
13 seer Carrier air conditioner Landscape allowance
Power humidifier Music distribution & surround sound rough-in
3/4 basement bath rough-in 6- station sprinkler system
1-75 gallon gas water heater Copper water lines
Curb grind

**CALL THE Advanced Real Estate group @
4023202150**

WWW.JOHNCANIGLIAHOMES.COM

The Dylan



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



Style.Warmth.Purpose.