

Keith Avenue Homesites~Gurnee

Included Features

Interior

9' First Floors per Plan
White Colonist Trim Package
Light Fixture Allowance
Generous Recessed Lighting
Smoke/Carbon Monoxide Detectors
on all Levels & In Bedrooms
Wall to Wall Carpeting
Volumn Ceiling per Plan
Stained Oak Railings per Plan
1 Telephone & 4 Television Jacks
Laundry Tub per Plan
Overhead Light Opening in Bedrooms
Ceramic Foyer with Fiber Cement Underlayment
Cased Doorways per Plan
Fireplace with Ceramic Surround & Oak Surround

Kitchen

FRIGIDAIRE Gas Range
FRIGIDAIRE Two Level Dishwasher
FRIGIDAIRE Built in Microwave
BADGER Garbage Disposal
Easy - Care Sheet Vinyl Flooring
MID-CONTINENT Bayfield Birch Cabinets
Wilson-Art HD Laminate Counter Tops
Stainless Steel Drop in Kitchen Sink
Lighting over Kitchen Sink
Large Pantry per Plan
MOEN Single Lever Faucet

Bath And Closets

MID-CONTINENT Bayfield Birch Vanities
Cultured Marble Vanity Tops
Choice of Ceramic Flooring in Baths
with Fiber Cement Underlayment
MOEN Single Lever Faucets
Walk In Closets as Shown
Linen Storage
Quality Solid Shelving
Ground Fault Circuitry
AKER Soaking Tub in Master Bath
with Ceramic Tile Back Splash
AKER Fiberglass Tub & Shower Surround
Oversized Mirrors
MANSFIELDS Pedestal Sink or Oak Vanity per Plan
for Powder Room
Taller Height Vanity in Master Bath

Modern Homes Quality

Construction Features

200 AMP Electrical Service
CPVC Water Supplies
Gas Line for Dryer
Underground Utilities
7' 10" High Insulated Basement Walls

Exterior

Brick/Stone Fronts per Plan
Turned Traditional Columns per Plan
Well & Sewer Hookup Included
Architectural Lifetime Fiberglass Shingle
Ice & Water Shield on all Valleys & Gutter Lines
Double Sided Steel Insulated Garage Door
Attached Garage per Plan
Concrete Service Walk & City Side Walk (per lot)
Asphalt Driveways (2" Asphalt with 6"
Compacted Stone)
Aluminum Fascia & Soffit
Quality Vinyl Siding
Insulated Six Panel Exterior Doors
Seamless Aluminum Gutters
Weatherproof Elec. Outlets
Frostproof Water Spigots
Light Fixture Allowance
Topsoil & Seed/Straw on Yard

Quality Differences With Modern Home, Inc.

Landscaped Parkways and Subdivision
Entrance with Landscaped Pond
Homeowner Access While Under
Construction
Continuous Quality Inspection Control
Full One Year Warranty
10 Year Major Structural Warranty
Manufacturer's Warranties
Custom Design Changes
30/90/180 Day and 1 Year Post Construction
Service List

**COMPARE OUR QUALITY - WALK THRU OUR HOMES FINISHED AND UNDER CONSTRUCTION...
SEE THE DIFFERENCE !!!!**

Keith Avenue Homesites-Gurnee
Standard Energy Efficient Included Features

You can't control what you pay for Energy, But you can control how much you use.

Energy Efficiency today more than ever is extremely important. Modern Homes is dedicated to providing you with a quality comfortable Energy Efficient Home with Quality indoor air. The following items are included in our homes. Modern Homes Committed to Wisconsin's focus on Energy Program

The following are some of the items that Modern Homes Includes Standard:

Energy Saving Equipment

95% Efficient Bryant Furnace
Bryant 13 seer Central Air Conditioning (properly sized for the cooling area of the home)
MI Quality solid vinyl windows with Thermal pane Low e with Argon Filled Glass
40 to 50 Gallon A.O. Smith Energy Efficient Power Vent Glass Lined Hot Water Heater or equal
Programmable Thermostat
Furnace Properly Sized for Heated Area of Home

Energy Saving Insulation

2x6 Exterior Wall Construction

R19 walls and R49 Ceilings
Energy Saving Tyvek House Wrap - Properly installed and taped at all windows
Windows are caulked to the Tyvek House Wrap
Insulated 6 panel exterior doors
All outside outlets foamed or insulation taped
Non expanding foam insulation around all Exterior Doors and Windows to a heated Area
Double Sided Steel Insulated Garage Door
Entire home sheathed in OSB
All heat runs in unheated areas are insulated
Basement sill plated and sill fully insulated
Sill Sealer Between foundation and Bottom Plate
All Air Chases, Soffit Dropped ceiling, Tub backs and Showers insulated prior to installing
All HVAC Register are caulked and Foamed and where they penetrate the floor
All Exterior Corners and Interior walls at exterior walls are either solid wood or insulated

Other Energy Efficient Saving Construction Techniques

All Bottom plates caulked
All Electrical, Plumbing, Heating penetration Between Floors & Ceiling caulked or Foamed
All Recessed Lights are Airtight Type of LC Housing
All Heat runs from Main Trunk lines are taped
All Lumber is Grown from Green Tree Farms
All Waste Lumber is Recycled

**House Blower-Door Test is done on all Homes by a Independent Source
and you receive a score before move in!**