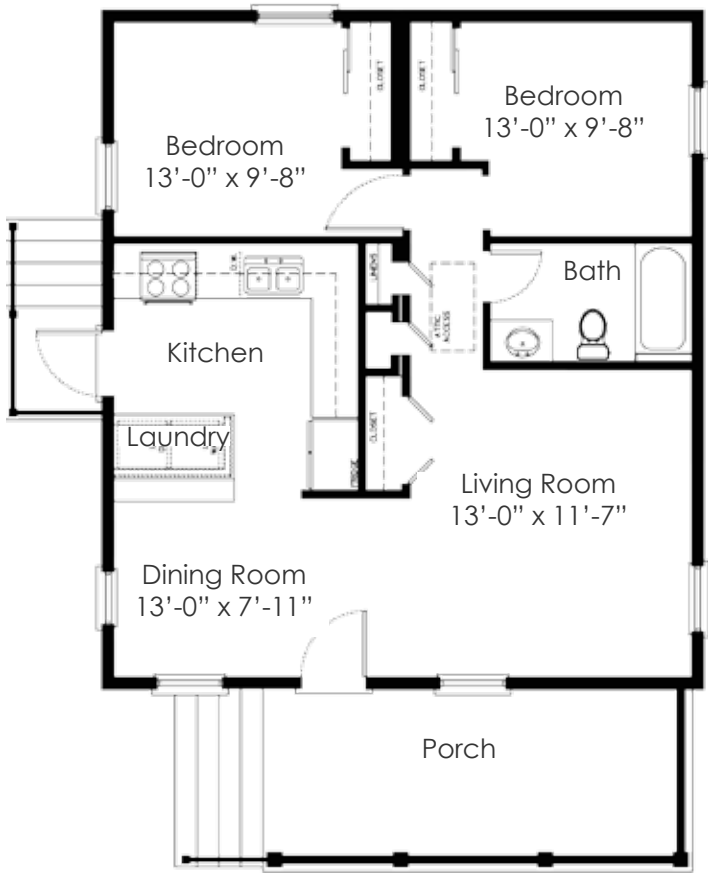


1 BATH 2 BEDROOM



VARNVILLE



BLUFFTON HOME SERIES

Heated Square Feet  
770

Overall Dimensions  
28'-0" x 27'-6"

COST

Starting from  
\$100,000s\*

HOW TO  
BUILD

Contact  
housinginfo@townofbluffton.com

843-706-4522

CRESTLINE  
CUSTOM BUILDERS, LLC.

\*Pricing is approximate starting price and may change.

This home also is available in traditional site construction. Additional costs may apply.

# STANDARD SPECIFICATIONS

**CRESTLINE**  
CUSTOM BUILDERS, L.L.C.

## EXTERIOR & CONSTRUCTION

- » 2 x 10 Floor joists 16" O.C.
- » 2 x 4 Exterior walls 16" O.C.
- » 2 x 4 Interior walls 24" O.C.
- » 2 x 4 Marriage walls 24" O.C.
- » 7/16" OSB sheathing on roof & exterior walls
- » Thermal house wrap
- » 3/4" OSB T & G floor decking
- » 9/12 Pitch roof trusses 24" O.C.
- » 35 Year Atlas architectural fiberglass shingles
- » Shingle over ridge vent (shipped loose)
- » Open Rafter tails
- » 9' sidewalls
- » 2 x 6 sidewalls
- » 6" Cement board fascia
- » 2 over 2 windows
- » Dormers (some models)
- » Awning windows (some models)
- » Azek drip caps and sloped window sills
- » 1/2 glass front doors
- » 9 Lite 3/0 x 6/8 insulated fiberglass rear door
- » Cement board siding, trim, soffit
- » Paneled shutters front side of home
- » Yale brushed nickel exterior lock sets w/ deadbolt
- » Two exterior frost proof faucets

## INTERIOR

- » 8' Ceiling height
- » Smooth 1/2" drywall throughout
- » Painted drywall (one coat primer)
- » 5 drywall color choices
- » Smooth finish ceilings
- » 5" crown and base molding
- » Craftsman trim package
- » Wooden window sills
- » Silver bottom board
- » 30" Interior passage doors (most models)
- » Brushed nickel locks/hardware
- » Brushed nickel interior lighting
- » Shaw plush carpet installed

- » FHA approved rebond carpet pad
- » Laminate flooring
- » Wire shelf in utility room
- » Dual switch (wire & brace) with brushed nickel light (2) loc.
- » Energy Star lighting packages

## KITCHEN

- » Solid wood framing/cabinet doors
- » 42" overhead cabinets
- » 1/2 Depth shelves in base cabinets for extra storage
- » Concealed adjustable hinges on cabinet doors
- » Self edge Wilsonart counter tops
- » Wilsonart counter tops with 4" ceramic backsplash throughout
- » Full ceramic backsplash behind range
- » 6" Deep double bowl stainless steel sink
- » 8" stainless steel sink with gooseneck faucet
- » Recessed can lights
- » GFI wired receptacles
- » Ranges
- » Garbage disposals
- » Energy star dishwashers

## BATHS

- » One piece fiberglass tubs & showers all baths
- » 60" Fiberglass tub/shower bath
- » 60" Fiberglass tub/shower master bath (some models)
- » Fiberglass garden tub master bath (some models)
- » Fiberglass corner tub with separate shower master bath (some models)
- » Hinged glass shower doors on 48" showers
- » Sliding shower doors on 60" showers
- » Brushed nickel dual lever faucets
- » Brushed nickel single lever anti-scald shower faucets
- » Porcelain vanity bowls in all baths
- » Pop up drain assemblies in all vanity bowls & tubs

- » Power vent exhaust fans w/ light
- » 1.6 Gallon elongated porcelain toilets
- » Beveled mirrors overall vanity bowls
- » Bath window in master bath (most models)
- » Cultured Marble countertops, baths
- » Low flow showerheads, toilets and faucets

## UTILITIES

- » HVAC floor registers
- » R-8 flex duct installed
- » 12-2 wire throughout
- » Wired for thermostat
- » Return air grills
- » 50 Gallon dual element electric energy saving water heater
- » 200 Amp 40 space main service panel box w/ circuit breaker protection
- » Front & rear GFI protected exterior receptacles
- » White PVC drain lines
- » Pex fresh water lines
- » AC/DC Smoke detectors in all bedrooms
- » Water shut off valves at sinks & washer connection
- » (4) empty gang boxes with conduit for phone/cable/internet site installation
- » 10 year structural warranty
- » One wired phone jack in kitchen

## INSULATION

- » R-30 Fiberglass batt insulation w/ vapor barrier in ceiling
- » R-13 Fiberglass batt insulation in sidewalls
- » R-25 Fiberglass batt insulation in floor
- » Sealed exterior wall receptacles and switches
- » Sealed around windows & exterior doors
- » Thermo seal window wrap on all windows & exterior doors
- » Insulating attic tent w/attic access