



HIGHLAND
BUILDERS, LLC

The Stoneridge

DISTINCTIVE DESIGNS



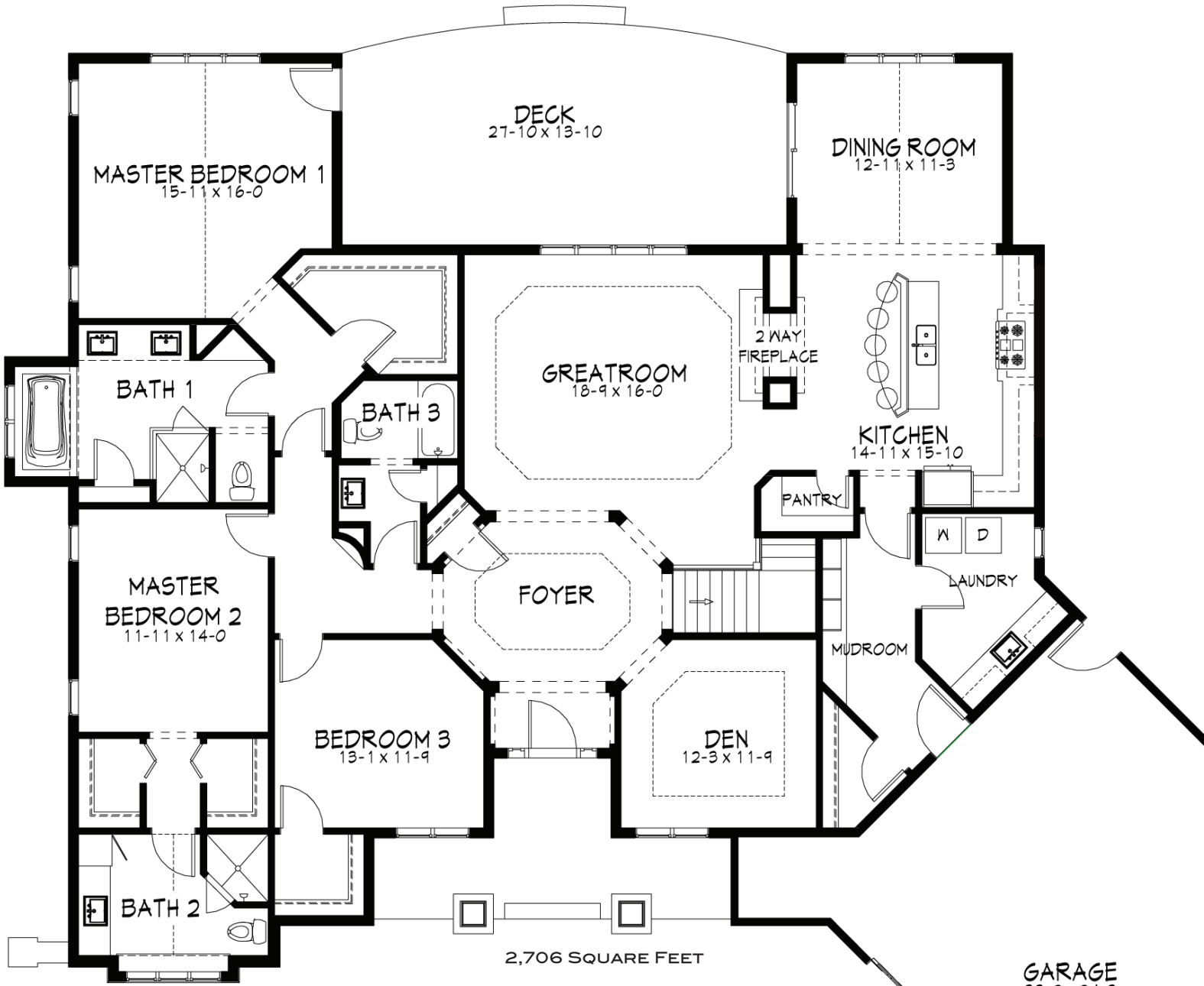
Homes that fit your lifestyle

The Stoneridge is Highland Builders' newest model home which features the latest trends and style that particular home owners like yourself are looking for. At 2,706 square feet, this 3-bedroom/3-bath home design is a culmination of exterior detailing and interior features that are seen in many of Highland Builders' custom home projects! Besides the attractive style of this house, the most notable feature is the Dual Master Bedroom Suites. Through the years, we have had many clients interested in a house that caters to the lifestyle of the mature married couple looking for alternatives to a traditional styled single master bedroom home. For the family with children still living at home, The Stoneridge design can easily be modified to include a Jack & Jill bathroom for two children's bedrooms and one Master Bedroom suite. Other features include an impressive centrally located foyer lined with decorative arches, a Great Room accented with a 2-way fireplace that leads to a spacious kitchen area decorated with custom cabinets and a large island area with bar seating. Other highlights include a walk-in pantry, mudroom with locker cabinets and separate laundry room with an abundance of storage.

*Come view The Stoneridge online @ www.highland-builders.com.
For more information please call 262-573-9251*



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2,706 SQUARE FEET

GARAGE
33-2 x 24-3

FIRST FLOOR PLAN

BASE MODEL PRICE: _____
EXCLUDING LOT, SITE IMPROVMENTS & DECORATING

UPGRADED MODEL PRICE: _____
EXCLUDING LOT, SITE IMPROVMENTS & DECORATING

The Stoneridge

HOME FEATURES

FOYER

- Radius arches to invite you into the home
- Recessed niches
- Custom stained solid 2-1/4" select Red Oak or Yellow Birch wood flooring
- 10' ceiling with step to 11'
- Open staircase centrally located with wood newel, balusters and railing
- Simpson solid wood front door

Upgrade option- 4" character grade birch floors

GREAT ROOM

- Abundance of large windows with transoms above
- Direct vent 2-sided gas fireplace
- Custom wood mantel with wood brackets
- Stone fireplace surround and raised stone hearth
- 10' ceiling height with step to 11'

Upgrade option- Crown molding at ceiling with accent lighting at step

KITCHEN

- Direct vent 2-sided gas fireplace
- Stone fireplace surround and wood mantel with wood brackets
- Generous island with raised snack top
- Custom built & stained Birch cabinets
- Raised panel style cabinets with crown molding
- Granite countertops with granite backsplash
- Stainless steel under-mount sink
- Radius drywall arches
- Walk-in pantry with 5 shelves
- Under-cabinet lighting
- Custom stained solid 2-1/4" select Red Oak or Yellow Birch wood flooring

Upgrade options- Above cabinet accent lighting, Crown molding @ ceiling, additional cabinet features including paneled ends and soft close drawers & 4" character grade birch floors

DINING

- 6' patio door to exterior
- Radius arch to room entry
- Vaulted ceiling
- Custom stained solid 2-1/4" select Red Oak or Yellow Birch wood flooring

Upgrade option- 4" character grade birch floors

MUDROOM/LAUNDRY ROOM

- Spacious mudroom with custom built-in lockers and wood bench
- Tile flooring throughout
- Separate laundry with custom Birch cabinets
- Laminate countertops with large laundry sink

MASTER BEDROOM 1 SUITE

- Vaulted Ceiling
- French swing door to exterior
- Custom Birch cabinets w/double sinks in bathroom
- Private water closet with arched drywall entry
- Custom tiled shower in bathroom with frameless heavy glass door
- Tiled flooring in bathroom
- Linen closet with 5 shelves
- Whirlpool tub alcove with radius arch
- Whirlpool tub deck with tile finish
- Spacious walk-in closet with shelves at perimeter
- Granite countertops

MASTER BEDROOM 2 SUITE

- Double walk-in closet
- Custom tiled shower with frameless heavy glass door
- Custom Birch cabinet with upright linen cabinet
- Laminate countertop
- Tiled flooring in bathroom

Upgrade option- Granite countertop

BATHROOM 3

- Tiled flooring throughout
- 5' maintenance free tub/shower combination
- Private shower and water closet area
- Linen closet with 5 shelves
- Pedestal sink

BEDROOM 3

- Walk-in closet in bedroom

DEN

- 9' ceiling step to 10'
- Wide radius arched opening

Upgrade option- Crown molding @ ceiling

FOUNDATION/BASEMENT

- 9" Poured concrete walls
- 2" rigid exterior insulation
- Future bathroom plumbing rough
- 2 vinyl slider windows with window well

Upgrade option- Waterproofing membrane w/ 15 year warranty

MECHANICALS

- 75 gallon direct vent gas water heater
- High efficiency (95% efficiency) gas furnace
- Air conditioner
- Honeywell set-back thermostat
- Aprilaire air filter at return ducting to furnace
- 200 Amp electrical service

GARAGE

- Raised panel insulated steel garage doors
 - Overhead door openers with (1) keyless entry pad
- Upgrade option-** Carriage style steel garage doors with lites

OTHER INCLUSIONS

- Interior prefinished oversized millwork (4-1/4" base, 3-1/4" casing)
- Interior priming & painting (1 color sprayed)
- Carpeting in all non-hardwood and non-tiled areas
- Six panel pine doors stained to match millwork
- Long spanning 1-joint floor system
- 3/4" Tongue & groove subfloor nailed and glued
- Seamless aluminum gutters and downspouts
- Thin stone veneer as shown on elevations
- False dormer over garage with 4 windows
- False gable over entry with arched windows
- Gable and garage brackets as shown on elevations
- 2 Stone wing wall piers on exterior
- All exterior painting and staining per owner selections
- Hardi-Plank cement board siding pre-finished with Miratec corner boards and window trim as shown on elevations
- Window grids at all elevations
- Tyvek home wrap
- 2x6 exterior stud walls with structural OSB wall sheathing
- R-50 ceiling blown in ceiling insulation
- Schlage lever style hardware
- Hardware allowance for cabinet knobs and pulls
- Two exterior water proof hose bibs
- 30 year warranty architectural dimensional shingles
- Plumbing fixtures-standard white and chrome
- Light fixtures & tile material allowance
- Progress cleaning, finish cleaning and window washing included
- Excavating, backfill, finish grade allowance
- Finish gravel drive and parking pad allowance

Upgrade option- All Kohler Biscuit plumbing fixtures and brushed nickel 8" OC faucets, custom stained woodwork/ doors, brush and roll walls

OPTIONAL FEATURES

(pricing not included)

- Appliance & Central Vac. package
- Exterior arched deck at rear of home
- Exterior concrete or asphalt drive
- Landscaping



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