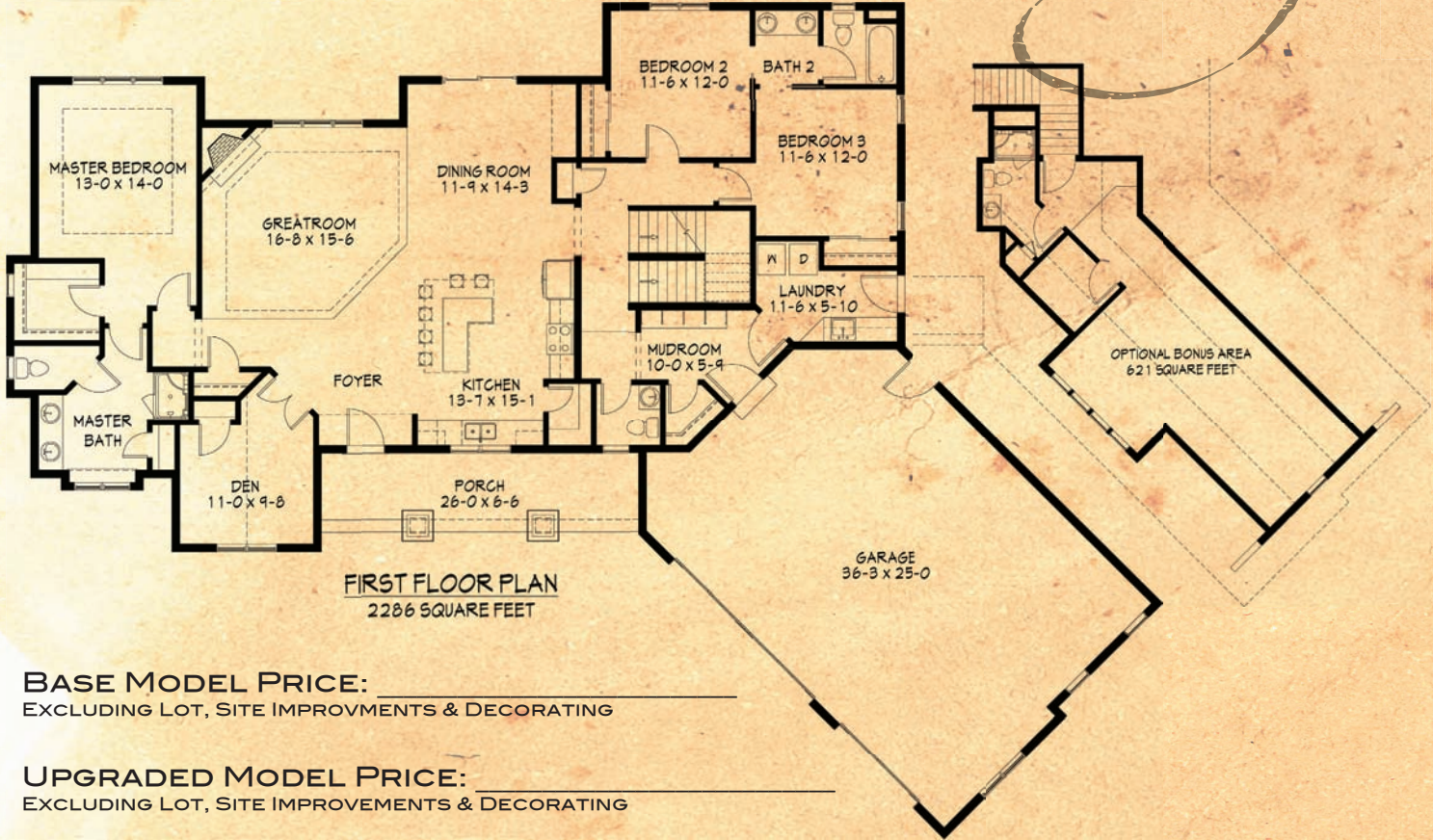




**HIGHLAND**  
BUILDERS, LLC

*The Woodridge*



**BASE MODEL PRICE:** \_\_\_\_\_  
EXCLUDING LOT, SITE IMPROVEMENTS & DECORATING

**UPGRADED MODEL PRICE:** \_\_\_\_\_  
EXCLUDING LOT, SITE IMPROVEMENTS & DECORATING

**GREAT ROOM/ FOYER**

- Custom stained solid 2-1/4" or 3-1/4" select Yellow Birch wood flooring with carpet at the great room
- Direct vent gas fireplace
- Custom wood mantel with tiled hearth
- 9' ceiling height with step to 10'
- Upgrade option-** Crown molding at ceiling with accent lighting at step & 4" select yellow birch floors

**KITCHEN/ DINING**

- 6' patio door to exterior
- Generous island with seating for six
- 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" or 3-1/4" select Yellow Birch wood flooring
- Upgrade options-** Above cabinet accent lighting, Crown molding @ ceiling, additional cabinet features including paneled ends/ soft close drawers & 4" select yellow birch floors

**MUDROOM/LAUNDRY ROOM**

- Tile flooring throughout
- Spacious mudroom and separate laundry with custom Birch cabinets
- Laminate countertops with large laundry sink
- Upgrade options-** Mudroom locker style cabinet and tall angled storage cabinet at laundry

**MASTER BEDROOM / BATH**

- 9' ceiling height with step to 10'
- Custom Birch cabinets w/double sinks in bathroom
- Private water closet
- 4' wide fiberglass shower module with semi frameless shower door
- Tiled flooring in bathroom
- Spacious walk-in closet with shelves at perimeter
- Laminate countertops
- Upgrade option-** Custom tiled shower in bathroom with frameless heavy glass door and granite counters

**BEDROOM 2 & 3**

- Shared private bath
- Closets with slider doors

**BATHROOM 2**

- Tiled flooring throughout
- 5' maintenance free tub/shower combination
- Private shower and water closet area
- Custom Birch cabinets w/double sinks
- Laminate countertop
- Upgrade option-** Granite countertop

**POWDER ROOM**

- Tiled flooring throughout
- Custom Birch cabinet with granite countertop

**DEN**

- Vaulted ceiling
- Transom windows
- Storage closet

**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 one 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 (ceiling sprayed single color & walls rolled)
- Carpeting in all non-hardwood and non-tiled areas
- Six panel pine doors stained to match millwork
- Long spanning 1-joist 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 windows
- Gable and garage brackets as shown on elevations
- All exterior painting and staining per owner selections
- Hardi-Plank cement board siding in standard COLOR PLUS finish 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, R-23 BIBS exterior wall insulation and foamed rim joists.

**OPTIONAL FEATURES**

- (pricing not included)
- Appliance & Central Vac. package
  - Exterior concrete or asphalt drive
  - Landscaping



**HIGHLAND**  
BUILDERS, LLC

# *The Woodridge*

DISTINCTIVE DESIGNS



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## *Homes that fit your lifestyle*

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*The Woodridge* is Highland Builders latest model home featuring unique plan offerings that are sure to draw the attention of today's most discerning customers. At 2,286 square feet, this 3-bedroom/ 2-1/2 bath Ranch home boasts a split bedroom design with a Den/Office space and an optional bonus room level. The kitchen features an over-sized eat-in island with seating for six which opens to a generously sized Dining room and Great Room area. Whether you are entertaining or preparing a meal for the family, this is sure to be a place for everyone to congregate. Moving from the kitchen area, you will see that the comfortably sized Bedroom #2 and Bedroom #3 share a private bathroom leaving the powder room to be used by guests. Another appealing feature of the Woodridge is the separate mudroom and laundry room areas. Both of these rooms offer plenty of space for functionality, but they also offer an abundance of storage opportunities. For those families that need a little extra room, the upper level bonus room is sure to be an attractive option. The Woodridge bonus room layout includes an additional full bathroom and about 600 square feet of additional living space!

*Come view The Woodridge online @ [www.highland-builders.com](http://www.highland-builders.com).  
For more information please call 262-573-9251*