

SEMCO CONSTRUCTION

Residential and Commercial Construction

“Make Your Dream Home a Reality “

Standard Features – THE ORCHARDS @ RAYWOOD MANOR

- Extensive written first-year builder warranty and the industry’s top RWC 10-year extended home warranty
- 3 car garage, raised panel aluminum doors with door openers (please note, door openers are an item that are subject to negotiation with buyer for other amenities or closing costs)
- 30-year warranted high definition composition shingles
- Full-perimeter stem wall foundation system
- Fiberglass insulated front and back entry doors
- Front & rear yard sod; front yard landscaping with sprinkler system and rear yard wood fence with gate (please note, fence is an item that is subject to negotiation with buyer for other amenities or closing costs)
- Alarm System, exterior door/window monitoring, motion detector & keypad
- Double-switched ceiling light outlets in family room and bedrooms
- Technology package w/wireless internet connections including cable outlets in each room
- Two exterior hose bibs and weatherproof exterior electrical outlets
- Energy Efficient Low “E”, vinyl windows with tilt-in cleaning feature
- Energy Efficient batted and blown R-17 insulation in exterior walls & blown R-30 attic insulation
- Ultra-High efficiency gas furnace & electric A/C unit with digital thermostat
- Ceramic vent-free fireplace in living area with fireplace surround
- Wood floor or wood look tile in entry, living, kitchen, dining room and hallways
- Tile in bathrooms, with hand-laid tile in master shower & tub surrounds
- Job built showers & shower pan using the Schluter® Ditra Membrane Uncoupling System
- 3 CM granite countertops in kitchen with full tile backsplash
- 3 CM granite countertops in baths with molded sinks & faucets
- Recessed lighting per plan with transitional light fixtures using energy efficient LED bulbs
- Hand-textured treatment on interior walls & ceilings with bull-nose corners
- 10-year abrasive wear & lifetime stain resistance carpeting
- Solid maple flat panel custom built cabinets in kitchen and bath areas
- Upgraded stainless steel appliances; gas or electric range, microwave & dishwasher
- 2” Faux mini blinds (this item is subject to negotiation with buyer for other amenities or closing costs)
- Community pool, clubhouse, basketball/pickle ball court, soccer practice area, and playground

All items above are based on builder standard packages within house budget.

As of 1/01/20, information deemed reliable but subject to buyer verification and change without notice prior to buyer signing purchase agreement.

debi@semcoconstruction.org