

HUDGINS HOMES CUSTOM RANCH- LOADED WITH FEATURES.

1,456 sq.ft New Construction. 3 BR, 2 FULL BATHS, LR, DR, KITCHEN, UTILITY ROOM

SPECIAL PROGRAM! LIMITED TIME OFFER! ONLY 3! ONLY 3! HOMES WILL BE SOLD AT THIS PRICE!

STANDARD FEATURES FOR YOUR HOME

- 100 MPH WIND ZONE 30 YR ARCHITECTURAL SHINGLES
- R-19 FLOOR INSULATION WITH BOTTOM NETTING
- FHA APPROVED CARPETING WITH 6LB PAD
- TOUNGE AND GROOVE OSB FLOORING
- DUTCH LAP D5 SIDING WITH WHITE CORNER POSTS
- COLONIAL PANEL STYLE VINYL SHUTTERS
- TYVEK FULL HOUSE WRAP
- 3/0 SMOOTH FIBERGLASS SUNBURST GLASS FRONT DOOR
- BRUSHED NICKEL KNOB HARDWARE AND DEADBOLTS
- 2/8 SMOOTH FIBERGLASS 9 LITE GLASS REAR DOOR
- ALL VINYL THERMOPANE LOW E WINDOWS W/SCREENS
- 8' FLAT CEILINGS WITH SMOOTH FINISH
- R-30 FIBERGLASS BATT INSULATION CEILING
- 5/12 ROOF PITCH WITH 12" OVERHANGS AND GABLES
- 7/16" OSB ROOF SHEATHING WITH H-CLIPS
- SHINGLED OVER RIDGE VENT FOR VENTILATION
- WHITE 6 PANEL MASONITE INTERIOR DOORS
- BRUSHED NICKEL KNOB HARDWARE
- WHITE COLONIAL MOULDING INCLUDED
- PICTURE FRAME STYLE WINDOW TRIM
- MARSH DEVONSHIRE BIRCH KITCHEN CABINTRY
- HI-DEFINITION SELF EDGE COUNTERTOPS
- 8" DEEP DOUBLE STAINLESS STEEL SINK
- MARSH DEVONSHIRE BIRCH BATH CABINTRY
- BEVELED EDGE WALL MOUNTED MIRROR
- BRUSHED NICKLE LIGHTING OVER EACH BOWL
- ELONGATED STYLE TOILETS
- 1 WATERPROOF RECESSED LIGHT OVER EACH TUB
- FAN EXHAUST FOR EVERY BATHROOM
- 200 AMP SERVICE WITH METER BASE SET ON HOUSE
- AC/DC SMOKE DETECTORS AS REQUIRED BY CODE
- BRUSHED NICKEL BEDROOM CEILING LIGHTS
- EXTERIOR LIGHTS AT EACH DOOR
- TWO EXTERIOR OUTLETS AND HOSE BIBS.
- TWO EXTERIOR STOOPS FOR INGRESS/EGRESS.
- 50 GALLON ELECTRIC WATER HEATER
- INDIVIDUAL SHUT OFF VALVES AT TOILETS AND SINKS
- WASHER PLUMB BOX WITH SHUT-OFFS

BONUS ADVANTAGES FOR THIS HOME

- * 5 BLOCK MASONRY FOUNDATION WITH CONTINUOUS POUR FOUNDATION WITH REBAR REINFORCEMENT
- * 2" X 6" EXTERIOR WALLS BUILT 16" ON CENTER
- * R-21 HIGH DENSITY INSULATION FOR WALL SYSTEM
- * ENERGY STAR COMPLIANT-READY BUILDING ENVELOPE
- * 6 FT SLIDING GLASS DOOR DINING AREA
- * 5 1/4" BASE TRIM MOULDING WHOLE HOUSE
- * WALL CABINET CROWN MOULDING
- * UPGRADED ANGLED EAT OFF BAR WITH CORBELS AND CABINET OVERLAY. MUST SEE PICTURE!
- * DISHWASHER INSTALLED. PLUMB FOR ICEMAKER
- * ANTIQUE BRUSHED NICKEL CABINET PULLS
- * DOUBLE SINKS IN MASTER BATH
- * GARDEN TUB AND SEPARATE SHOWER MASTER BATH
- * WALKIN CLOSETS ALL BEDROOMS
- * FEATURED CEILING IN LIVING ROOM WITH 4" DROP BEAMS AND CROWN IN WELLS. SEE PICTURES!
- * ELEMENTS FLOORING IN ALL WET AREAS.
- * CHROME PIVOT SHOWER DOOR
- * SHELVING INCLUDED IN ALL CLOSETS
- * TRANE HEAT PUMP INSTALLED ON SITE
- * MOISTURE BARRIER INSTALLED UNDER HOUSE
- * INTERIOR FINISH COMPLETED TURN KEY
- * EXTERIOR FINISH COMPLETED TURNKEY
- * 10 YEAR HOME WARRANTY ISSUED THROUGH 2-10 HOME WARRANTY CORPORATION

BUILDER STATEMENT

Our goal with this home is for you to get more while paying less. The features of this home will seperate your dream home from the same old features you find in value priced homes. The Hudgins Custom Ranch is a showcase of quality and features. We have arranged for this special offer for a total of 3 homes and then the price will go Up! Time is of the essence. This offer will expire!

++ SITE DEVELOPMENT SUCH AS WELL, SEPTIC, CLEARING PERMITS ARE NOT INCLUDED. COVERED PORCHES ARE OPTIONAL.

YOUR CUSTOM NEW HOME FOR ONLY 99,000

HUDGINS HOMES

TYLER HUDGINS

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