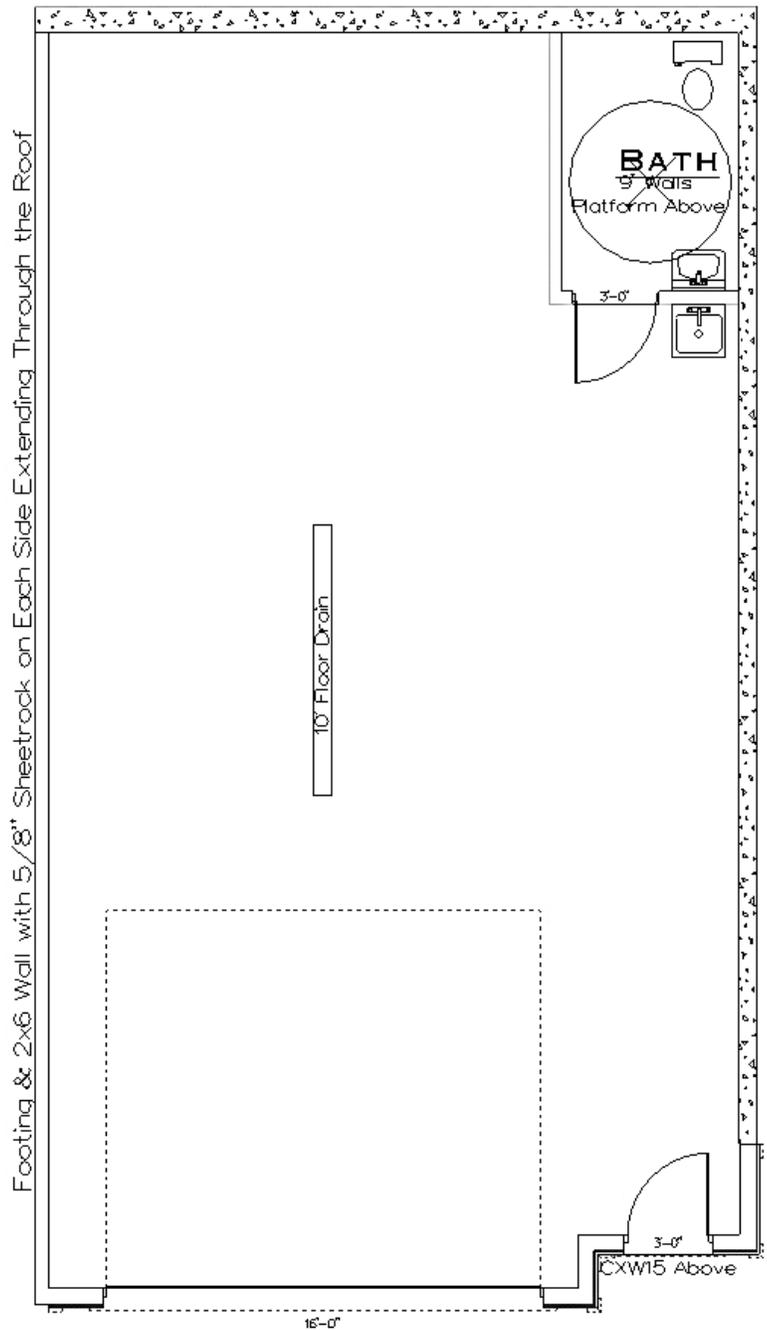


46-48' Long x 25' Wide





Garages - \$250,000

with Landscaping, No Specials!

1,236–1,286 Square Feet

Landscaping

- Landscaped side yards including sod, sprinklers, concrete edging, rock, boulders and shrubs.
- Note: Area behind the garages are minimum maintenance areas. They are not irrigated and only maintained and mowed as needed.

Plumbing

- 10' Trench Drain
- 50 Gallon electric hot water heater.
- Garage sink with hot and cold water spigot.
- Handicap accessible half bath with Toto ADA height toilet with elongated bowl, grab bars wall mounted sink.

HVAC

- Reznor 60,000 BTU garage heater with Pro 1 digital thermostat

Electrical

- 200 Amp Service with 125 Amp Breaker Panel.
- 6 High Bay LED lights and fan installed.
- Bathroom has an exhaust fan and a 4' electric cove heater with thermostat.
- Exposed conduit provided for the electrical for easy additions and adjustments.

Framing & Insulation

- 16' Wall height and 2x6 construction inside and out.
- Engineered roof trusses.
- Tall wall and foundation designs by CW Structural.
- An additional insulated 2x4 wall was placed in front of the exposed concrete foundation for additional insulation and to give it a more finished look.

Insulation

- Exterior walls are rated at R-21 with fiberglass using Miller Insulation's blown-in blanket system.
- Kingspan GreenGaurd XFP38 applied to exterior wall sheathing which provides an additional R-3.5.

- Bathroom walls and fire walls are insulated with R-13 fiberglass batt for sound.
- Ceilings are insulated with R-50 rated blown-in fiberglass insulation.
- Fire wall is an insulated 2x6 walls with one sheet of 5/8" sheetrock on each side.
- Foundation walls at the sides and back of the garage were sealed with Mel-Roll waterproofing membrane and 2" Certifoam was placed on top for additional insulation.

Exterior

- LP Smartside Siding with Expert Finish.
- Tamko Stormfighter class 4 impact rated shingles.
- Anderson 400 series window with LowE4 SmartSun coated glass and vinyl wrapped jams.
- 16'2" Wide x 14' High Raynor R-18 recessed ranch grooved Insulated Aspen AP200 Garage Door with insulated stockbridge ranch windows.
- 1 / 2 Horsepower trolley garage door operator with remote and commercial tracks.
- 6" thick interior and exterior flatwork with rebar.
- 3' Wide fiberglass door with low-E glass and integrated blinds.

Interior

- 29 Gauge white steel liner panel on all the walls and ceilings.

Additional Costs

- Taxes TBD: Est. at \$2,000-\$2,500 Per Year.
- Association Fees TBD: Est. at \$100-\$200 per month, includes water/sewer, lawn care, snow removal, exterior insurance and maintenance.
- Capital Electric estimated at \$50 per month.
- MDU estimated at \$100-\$150 per month during the winter months.

FLOORPLAN AND PICTURES ON THE BACKSIDE

Built by



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HERITAGEDEVELOPMENT.COM