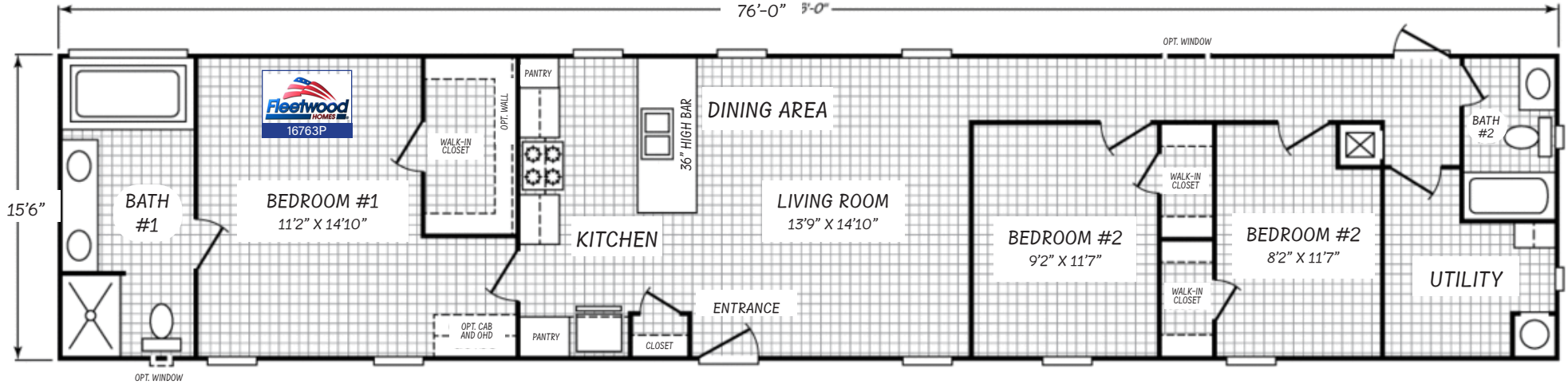


the Piper

3 Bedroom
 2 Bath
 1178 Square Feet

\$79,900

includes: delivery & setup, trim-out, A/C, steps, skirting, and a 5 yr home protection plan.



Standard Features

CONSTRUCTION:

Texas Manufactured Steel I-Beam Frame
 Sturdy "C" Channel Cross Members
 Camber and Reverse-Cambered Engineering
 2x8 Floor Joists - 16 / 18 / 32 Wide
 2x6 Floor Joists - 14 / 28 Wide
 Triple-Fastened O.S.B. Floor Decking
 Stud-Mounted Electrical Recept/switches
 Thermal Zone 2
 R-21 Ceiling / R-11 Walls / R-11 Floors
 8' Sidewalls - Flat Ceiling Design T/O
 8' Flat Ceiling Design
 Heat-Reducing Vented Roof Cavity
 Water Heater Pan with Exterior Drain

EXTERIOR:

Owens Corning 25 Year AR Shingles
 House Type Front Door w/Storm

Privacy-Enhanced Blank Rear Door
 Standard GFCI Recept
 20lb Roof Load Construction
 Vinyl Thermal Pane Windows w/Shutters
 Keyed-alike Doors (Except Patio Doors)
 Dead Bolts with Cut Resistant Cylinders

INTERIOR:

LED Can Lights T/O
 6-Panel Interior Doors w/Heavy Hinges
 Floor Mounted Door Stops
 7lb Rebond Carpet Pad
 Shaw Industries Carpet
 Damp-Res. Vinyl-Cvrd Sheetrock Walls
 Decorative Wall Panels
 Vinyl Coated Wire Utility Shelf
 2" Cordless Blinds T/O

Beauflor Vinyl Flooring
 Soft Close Hinges - All Cabinet Doors

Baths:

Shut-Off Valves at Sinks and Commodes
 Wood Trim Mirrors
 GFCI Recept in Convenient Locations
 Water Saver Commodes
 Powerful Exhaust Fans in All Baths
 Bath Friendly Vinyl Flooring
 54" Tub/Shower in Guest Bathroom
 Glamour Bath in Master Bath (select models)

Kitchen:

Whirlpool Stainless Appliances
 Electric Range
 18 CF Refrigerator

Dishwasher (select models)
 Double Bowl Stainless Steel Sink
 Space Saving Drawer Bank
 Center Base Cabinet Shelves
 42" OH Cabinets W/Adjustable Shelves
 12" Deep Upper Cabinets
 Hidden European Style Hinges
 Wilsonart Brand Laminate Countertops
 Shaker Style Cabinet Doors

Utilities:

30 Gallon Dual Element Water Heater
 200 Amp Interior Panel Box
 SuperPex Water Supply System
 Plumb, Wire and Vent for Washer/Dryer

Inc. Upgrades

INTERIOR

A/C Upflow w/Overhead Ducts
 Designer Backsplash
 Stainless Steel Appliances

Stainless Kitchen Sink
 Upgraded Pull-Out Faucet
 2" Blinds T/O

48" Acrylic Shower Stall
 Double Porcelain Bath Sinks
 Overhead Bath Cabinets

EXTERIOR

Coach Lights
 Steel Front Door
 6' Covered Porch
 Transom Windows

Exterior Faucets
 Smart Panel Siding
 Shutters