

**ENCORE SERIES**



# Montgomery MOD

54ENC32623AM / 3 beds / 2 baths / 1,860 sq. ft. / 32x62



# Standard Features

## INTERIOR

- Flat Ceiling Throughout
- Shaw® Carpet with 8 lb. Pad
- Shaw® Vinyl Flooring
- 8 1/2' Sidewall Height
- Drywall Throughout
- Orange Peel Ceiling
- Hollow Core White Interior Doors
- Perimeter Heat Registers
- White DuraCraft Trim Package Throughout
- Craftsman Style Trim
- LED Can Lights Throughout per Print
- 2 Pendant Lights Over Island (where applicable)
- Pfister® Faucets
- Wood Shelves Closets
- Kwikset Levered Interior Doorknobs
- 2" White Vinyl Mini Blinds

## KITCHEN

- Hardwood Cabinet Fronts
- 42" Overheads with 2 Fixed Shelves
- Stainless Task Sink with High Neck Motion Sensor Pull-Down Faucet
- Drawer Over Door Cabinet Construction
- Finished with Center Shelf
- Full Ceramic Backsplash to bottom of Over Head Cabinets
- Soft Close Cabinet Doors
- Soft Close Drawers
- Pot & Pan Drawers
- Crescent Edge
- Pullout Waste Basket
- Solid Surface Island

## APPLIANCES

- Wood Range Hood
- Samsung® 27 Cu. Ft. Refrigerator SxS
- Samsung® 30" Gas Range SS
- Samsung® 53 DBA Dishwasher
- Samsung® Micro BuiltIn 1.9 CF
- 40 Gallon Water Heater
- SmartComfort® by Carrier® High Efficiency Gas Furnace

## BATHS

- Square Lavs with Dual Lever Faucets
- 72x48" Tile Shower - Bath # 1
- Framed LED Mirror Over Vanity - Bath #1
- 60" 1-Piece Fiberglass Tub/Shower with Curtain and Rod- Bath #2
- Framed Mirror - Bath #2
- Single Lever Tub/Shower Faucets
- 36" Vanity Height - All Baths
- Broan Bath Fan - All Baths
- Brushed Satin Nickel Towel Bar and Tissue Holder - All Baths
- Elongated Stools
- 1 Row Ceramic Backsplash
- Crescent Edge

## UTILITY

- 200 AMP Service with 2nd Conduit
- Black Gas Piping with Valve at Furnace & Range
- Copper Wiring Throughout - Fully Grounded
- Class "A" Lined Furnace and Water Heater Closet
- White Metal Louvered Furnace/Water Heater Doors
- Wire and Plumb for Washer
- Wire and Vent for Dryer
- Vented in Laundry Area
- Laundry Over Head Cabinets
- Rocker-Type Light Switches
- Programmable Thermostat
- Water Shut-Off Valves Lavs & Stools
- Carbon Monoxide Detector
- AC Disconnect
- Cat 5 with Outlet
- 3 USB/C Charging Outlets
- Ring Door Bell

## BEDROOMS

- Smoke Detector - All Bedrooms
- Egress Window - All Bedrooms
- LED Ceiling Lights Throughout
- Wood Shelf - All Bedroom Wardrobes

## EXTERIOR

- 36" 6-Lite 3/4 Glass Front Door with Deadbolt
- 36" 9-Lite Fiberglass Rear Door with Deadbolt
- Upgraded Light at Front Door
- Vinyl Lap Siding with Structural Sheathing
- Smart Lap Fascia
- 3-1/2" Vinyl Trim Windows & Exterior Doors
- Exterior Awning Treatment
- 2 Exterior Receptacles with GFI
- Exterior Frost Proof Faucet Near Kitchen Sink
- Elevated Exterior - Per Plan
- Windwrap Exterior Walls
- Ice Shield
- Ridgevent
- Kwikset® Exterior Contractor Lock Sets
- Self-Sealing Architectural Style Shingles

## CONSTRUCTION

- Steel I-Beam Frame
- Tongue & Groove Floor Decking
- 2" X 8" Floor Joist - 16" O.C.
- 2" x 6" Sidewall Studs - 16" O.C.
- Truss-Type Rafters (30 lb. Roof Load)
- Continuous Ridge Vent Roof Ventilation
- Full-Length Structural Beam
- HUD Seals

## SCHULT ESSENTIALS

- Meets Zone III Energy Star Ready
- Additional Home Insulation for Increase R-Value: R-45, R-21, R-22