

# Millerton Manor

762 Sq. Ft. 2 Bed, 1 Bath

## INCLUDED

- **Construction Documents (Building Plans & Interior Design)**
  - **Permits, Permit Fees, Title 24 Calcs, School Fees** (Actual school fees vary by location and are subject to increase or decrease based on your location)
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- Concrete Slab Foundation
  - 9' Walls
  - 2x6 Exterior Wall Framing
  - 2x4 Interior Wall Framing
  - Gable Style Roof with 6/12 Pitch & 2x6 Fascia
  - 7" SmartLap Exterior Siding with 1x4 Smart Trim
  - White Vinyl Dual Pane Windows
  - 72" Double French Front Door
  - GAF Timberline Lifetime Shingle Roof
  - Gutters & Down Spouts
  - Exterior & Interior Paint
  - Mini Split Ac/Heating System per Title 24 Specifications
  - Gas water heater
  - 200 Amp Main Panel
  - Insulation per Title 24 Specifications
  - ½ Drywall (Orange Peel Texture)
  - Laminate Vinyl Flooring



- Colonial Interior Doors
- Painted, Solid Wood Cabinets Per Plan
- Durasein Solid Surface Countertops
- 1x4 Baseboard & Regular Door Casing
- 3x5 Fiberglass Tub/Shower
- Interior Plumbing & Light Fixtures

## ADDITIONAL ITEMS AVAILABLE

- Appliance package
- Solar system
- Gutters & down Spouts
- Solar System per Title 24 Specifications

## UPGRADES AVAILABLE

- Stucco Siding
- Metal or Tile Roof
- Tile Shower
- Exterior Wainscot