

Kessler Place

where Kessler Boulevard crosses Binford Boulevard
standard features

Exterior

- Maintenance Free Brick
- **Hardiplank**® Fiber Cement Siding
- **Owens Corning**® 25-year Shingles
- Roof Overhangs on all sides of the building
- Continuous, seam free, aluminum gutters
- Maintenance Free, Insulated, Thermal Pane **Pennco**® Vinyl Windows – per Plan
- R-13 Exterior Wall Insulation
- R-30 Attic Insulation
- R-30 Insulation in Garage Ceiling
- 11-inch Common Wall Construction with R-11 Insulation, 5/8-inch drywall each side and 2 layers of 1-inch drywall in between for sound proofing and fire protection.
- Steel Insulated Entry Door with **Schlage**® Entrance Lever Lockset, **Schlage**® Dead Bolt Lock and Peep Site with sidelights and transoms - per plan.
- Private Rear Patio or Deck – per Plan
- One outside frost-proof hose bib – per plan
- Concrete Driveways and Walks – per Plan
- Streetlights and Exterior Lighting – per Plan
- Professional Landscaping

Mechanical

- 50-Gallon, **A.O. Smith**® Gas Water Heater
- 80% Energy Efficient **Bryant**® Gas Furnace
- 13 SEER **Bryant**® Air Conditioning Unit

Garage

- Finished 2-Car Garage
- Insulated Walls and Ceiling
- Insulated, Steel Panel Garage Door
- Pre-Wire for Garage Door Opener
- One Frost-Proof Hose Bib in Garage – per Plan
- Storage Under Stairs

Kessler Place

where Kessler Boulevard crosses Binford Boulevard
standard features

continued

Finishes

- **Shaw®** Carpeting
- 7/16-inch, 6 lb. Rebond Pad under Carpet
- 9-Foot and Volume Ceilings – per plan
- Raised Panel Interior Doors
- Textured Ceilings
- **Schlage®**, Satin Nickel Plated, Clear Coated Finish, Lever Interior Door Handles

Bathrooms

- **Delta®** Bathroom Faucets
- **Delta®** Pressure Balanced Tub/Shower Valves
- Maintenance Free **Aqua Glass®** Fiberglass Tub/Shower
- Water Saving **Mansfield®** Toilets
- **Merillat®** Vanities
- Cultured Marble Vanity Sink Tops
- Exhaust Fans in Bathrooms

Kitchen

- **Merillat®** Cabinetry
- 42” **Merillat®** Upper Cabinets with crown molding
- **Delta®** Kitchen Faucet
- Stainless Steel Kitchen Sink
- Ice Maker line plumbed to Refrigerator location

Appliances

- Self-Cleaning, Smooth Top Range – **General Electric®**
- Dishwasher – **General Electric®**
- Microwave Oven – **General Electric®** Spacemaker
- Garbage Disposer

Kessler Place

where Kessler Boulevard crosses Binford Boulevard
standard features

continued

Electrical

- CAT 5 Wiring with cable outlets – per plan (minimum three)
- Telephone outlets – per plan (minimum three)
- Garage pre-wired for Garage Door Opener
- Pre-Wired for Ceiling Fans – per plan
- Front Door Bell

Plumbing

- Laundry Box plumbed to location for your full size Washer & Dryer
- Water Softener rough-in plumbed to convenient location per plan

Warranty

- **2/10 Home Buyers Warranty®**
 - Paragus Homes Inc. 1-year workmanship warranty
-

Kessler Place Townhomes
5682 Brownstone Drive
Indianapolis, IN 46220
(317) 251-8015