



**Proudly Presents**  
**506 Timber Ln and 508 S. Spring St**

**List of Features**

**Included Features:**

- 3 fully finished levels with 5 Bedrooms and 4 Full Baths, 1 Half Bath, Front Porch, Rear Screen Porch/Deck,

**Exterior:**

- 2-car-garage with insulated door and opener,
- 30-year industry leader Certainteed architectural shake shingles,
- Natural stone water table / HardiPlank siding combination exteriors with composite trim,
- 3 bay windows on main level, 3 bay windows on upper level with exquisite detailing,
- Flagstone front porch floor,
- Rear screen porch with composite wood floor,
- Stained solid wood front door, 8' tall gliding rear porch doors with stained wood interior,
- Lincoln brand aluminum clad black double hung windows with stained wood interior,
- 6" aluminum gutters and 3x4 downspouts,
- Stone paver or brick driveway,
- Sodded and landscaped yard,
- English basement with walk-up stairs (Timber Ln), or rear walk-out basement (S. Spring St),

**Interior:**

- Craftsman solid doors and interior trim detailing with paneling in Dining Room and Foyer, beamed ceilings in Family Room,
- Hardwood floors throughout first floor, porcelain tile in kitchen and baths, dense carpet with thick padding in basement and on upper level,
- Contemporary stained oak stairs and railings on all levels,
- Mudroom with built-in coat rack off Garage entrance,
- 9' high main level ceiling, 8' upper level ceiling, raised coffered ceiling in Master Bedroom, 9' basement ceiling (Timber Ln), 8' basement ceiling (S. Spring St),
- Large secondary bedrooms with large walk-in-closets,
- Maple cabinets with glass wall cabinets and bath vanities with all wood premium construction and soft close drawers,

- 4' x 7' center island with prep sink and built-in microwave,
- Built-in window seat at Breakfast bay window,
- Stone counter top in kitchen and baths,
- Thermador or Jenn-Air gourmet stainless steel kitchen appliance package including 48" fridge, 48" double gas range/oven, 48" 1200 cfm hood, built-in microwave and dishwasher,
- Butler's Pantry featuring wine fridge,
- Separate tub and shower and dual vanities in Master Bath, Jack-N-Jill shared bath with dual vanities, shower/tub walls tiled to ceiling,
- Beautiful Delta faucet selection in Champagne Bronze (Master bath) and Matt Black or Chrome finish in other baths,
- Large upper level Laundry Room with cabinets, sink and tiled washer drain pan,

**Performance:**

- 42" direct vent gas fireplace in Family Room with remote,
- Two-zone HVAC featuring Carrier high efficiency gas furnaces and 15 Seer ACs,
- Rinnai continuous (tankless) gas water heater,
- 3 CATV and 10 Cat 6 outlets throughout home,
- Central vac system on all levels,
- Many green design features including LED recessed lighting and Low E windows,
- Spray foam insulation around all band boards and garage ceiling, R15 wall and R38 floor/ceiling batt insulation, insulated garage,

See brochure plans and elevations attached,

Builder reserves the right to make modifications to features, specifications.

WWW.BATUHOMES.COM  
 "LOVE WHERE YOU LIVE"

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