



KITCHEN

- ✓ **Dimensions** 13' X 39'
- ✓ **Sq. Footage** 233
- ✓ **Diners Area (Deck)** 13'8"x16'
- ✓ **Bath** 1
- ✓ **Commercial kitchen**
 - ✓ **stove, grill, two fryers**
- ✓ **Cleaning area**
- ✓ **2 refrigerators**
- ✓ **Commercial bar**
- ✓ **Pantry**



STANDARD

Insulation

- R-11 Floor, R-13 Wall, R-19 Ceiling Insulation

Flooring

- Tile

Decking

- Composite color: Smoke, Campfire, Walnut
- Residential PVC Porch Railing Panels-White
- Metal Porch Railing Panel-Matte Black

Gable

- Closed Gable

Exterior Columns

- Columns on front of home LP Colors: White, Black, Match Siding Dark Walnut

Exterior Siding

Prefinished LP Smart Lap Siding

- Color of Choice: White, Cascade Slate, Summer Wheat, Aspe Ridge, Stone Blue, Rosewood.

Hardie Board

- Color of Choice: Boothbay Blue, Cobblestone, Timber Bark, Khaki Brown, Mountain Sage, Evening Blue, Gray Slate.

Prefinished LP SmartSide Textured Trim

- Color of Choice: White, Black, Match Siding.

Roof

Galvanized Sheet Metal Roof

- Color of choice: Black, Bright Red, Burgundy, Charcoal, Galvalume, Hawaiian Blue, Ivy Green, Polar White, Sahara Tan, Copper Penny.

Walls

- 2"x4" Studs
- Interior Wall Trim – Sealed Natural Wood

Windows

- 24"x30" Sliding Window Window (White): 4

Ceiling Fans

- Ceiling Fan with Lights (Living Room)

Doors

- Interior - 24" Swing Door (Sealed Natural Wood) -1
- Interior - 36" Swing Door (Sealed Natural Wood) -1
- Interior - 28" Pocket Door (Sealed Natural Wood) -1
- Exterior 36" Half Glass Door (White)

Appliances

- Commercial steel kitchen
- Fryer, grill, bar, sink, stove
- Commercial Fridge
- Commercial Freezer

Cabinetry

- Pantry 30"x84" 12" Deep

Water Heater

- Rinnai Tankless GAS Water Heater *Propane or Natural Gas

Air Conditioning

- Mitsubishi 9000 BTU Ductless Mini-Split Indoor Air Handler
- Mitsubishi 20,000 BTU Ductless Outdoor Heat Pump

100 AMP PowerPanel

- Smoke Detector 5"
- Interior Ethernet Wiring
- Interior TV outlet Wiring
- Exterior Power Outlet on Porch
- Fire Extinguisher 8 lb.

UPGRADES

Insulation

- R-22 Floor Insulation

Decking

- 5/4 Pressure Treated Decking Natural
- Railing Stainless Steel Cable-Stainless Steel
- Railing, Porch, Horizontal Bar Powder Coated -Black w/ wood

Gable

- Open Gable With Crows Foot

Porch Knee Wall

Porch Screening

- Screened Porch Door :Wood & Black Vinyl Screen
- Under Porch Screening (Screen under the porch decking to prevent bugs from entering the porch are from under the deck. Factory installed.): Black Vinyl
- Porch Screening – Frame installation (screening material and grommet material provided as a kit): Wood & Black Vinyl Screen.

Doors

- Exterior 36" Full Glass Door w/Built-in Blinds
- Exterior - 72" French Door w/built-in Blinds

Air Conditioning

- Mitsubishi 24,000 BTU Ductless Outdoor Heat Pump

Porch TV/Ethernet Wiring

Additional Exterior Power Outlet on Porch

USB Outlet Wall Plug

Dimmer Switch

Motion Switch

