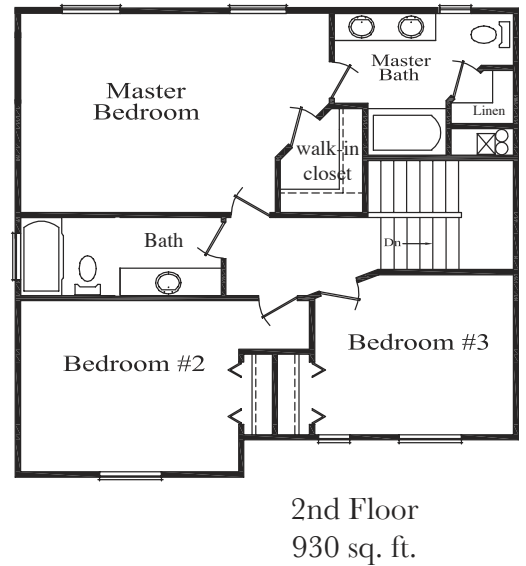
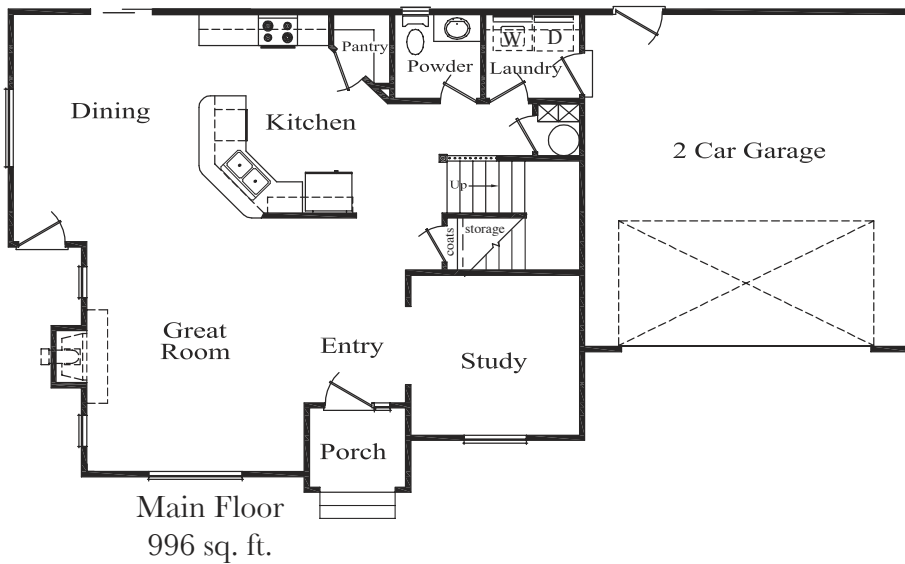


# PENTLAND

THE ESTATES AT  
**CLYDESDALE BEND**  
• 2300 W. 560 S. Provo •

- 1,926 sq. ft.
- 3 bedrooms
- 2 ½ baths
- 2-car garage



Additional elevations (floor plans may vary slightly)



**DEAN INGRAM OR STEVE MADDUX**  
**801-318-9569 801-602-9839**

# PENTLAND FEATURES

## Luxury & Convenience

- 3 bedrooms, 2 ½ baths
- Kitchen open to dining room
- Main floor study
- Master bath with soaking tub/shower
- Large master bedroom walk-in closet
- Main floor laundry
- Hardwood railing on stairs
- Main floor powder room (½ bath)
- 2 car garage with garage door opener
- Covered front porch
- Pre-wired for telephone, cable TV, and Cat V computer networking

## Kitchen

- Alder or birch raised panel cabinets
- Laminate countertops
- Dishwasher
- Smooth top range
- Microwave/hood
- Disposal

## Bathrooms

- Alder or birch raised panel vanity cabinets
- Laminate countertops with self-rimming sinks
- Full width mirrors above vanities
- Moen plumbing fixtures

## Quality

- Individually styled exterior
- Low-maintenance exterior: brick or stone & SmartSide siding or stucco
- Raingutters & downspouts
- Metal or fiberglass exterior doors
- Concrete patio
- 30 year asphalt shingles
- Kickplate on front door
- Thumbblatch & deadbolt on front door
- Nickel interior door handle sets
- Rounded drywall corners
- Vinyl frame double pane windows
- Insulated exterior doors
- R-38 attic insulation
- R-19 wall insulation
- 80% efficient gas furnace

## Optional Features

- Fireplace in great room
- Additional brick, stucco or stone on exterior (standard Pentland plan includes brick or stone & SmartSide siding or stucco)
- Central Air Conditioning
- Separate stall shower in master bathroom

*Generous flooring, lighting, appliance and cabinet allowances are included in the price of the home.*

*Georgetown homes feature fine quality in every respect. Standard plans can be modified to accommodate your individual needs. We build each home to be customized for the buyer and welcome your input when designing your home.*

**GEORGETOWN**

• Development •

[www.georgetowndevelopment.com](http://www.georgetowndevelopment.com)



**Affiliated**

REALTY GROUP

[www.myhomeutah.com](http://www.myhomeutah.com)

*The builder reserves the right to make changes and substitutions as necessary. Illustrations are for the purposes of marketing only. May 4, 2009*