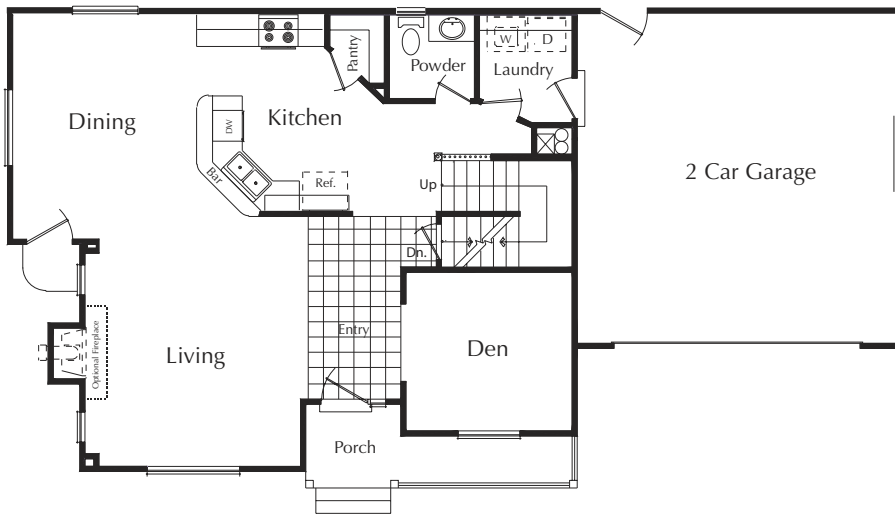


# Pentland

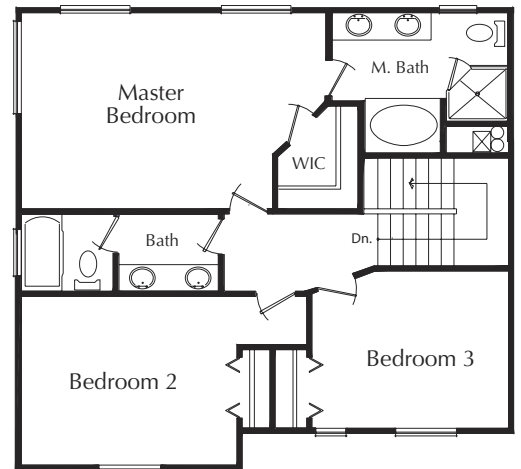
- 1926 finished sq. ft.
- 3 bedrooms, 2 ½ baths
- Unfinished basement (989 sq. ft.)
- 2-car garage



*3 additional exterior styles available*



Main Floor  
 996 sq. ft.



2nd Floor  
 930 sq. ft.

Unfinished Basement  
 (not shown)  
 989 sq. ft.

# PENTLAND FEATURES

## Luxury & Convenience

- 3 bedrooms, 2 ½ baths
- Kitchen open to dining room
- Main floor den
- Formal living room
- Master bath with soaking tub & separate 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 & vinyl siding
- Rain gutters & downspouts
- Metal or fiberglass exterior doors
- Concrete patio
- 30 year asphalt shingles
- Kickplate on front door
- Thumb latch & deadbolt on front door
- Nickel interior door handle sets
- Rounded drywall corners
- Vinyl frame double pane windows
- Insulated exterior doors
- R-49 attic insulation
- R-19 wall insulation
- 80% efficient gas furnace

## Optional Features

- Fireplace in living room
- Additional brick, stucco or stone on exterior (standard Pentland plan includes brick or stone & vinyl siding)
- Central Air Conditioning
- Finished basement

*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.

Call Frankie or Mary at Etzel Realty for information  
**435-637-6777**