

STANDARD FEATURES

THE RESERVE OF ST. CHARLES

The following quality features are standard and included in all R. A. Faganel Builders The Reserve of St. Charles homes:

INTERIOR FEATURES

- + Oak Flooring Job Finished Thru-out 1st Floor (except bedrooms)
- + Larger painted 5¼" base with 3 ½" casing (excludes closets, pantry, laundry/mudroom & all secondary bedrooms & baths)
- + 3 pc. crown in Living Room (paint grade)
- + 3 pc. crown, chair rail & applied moulding in Dining Room (paint grade)
- + Bench with shoe cubbies in mud room or coat closet
- + Quality Raised Panel Birch doors & 36" upper Kitchen cabinets with crown moulding
- + Kitchen Aid Stainless Steel Appliances; 27" Double Oven, 30" Gas Cooktop, microwave, dishwasher, Stainless Steel Hood Vent
- + Granite countertop; Kitchen, Island & Butler Pantry (per plan)
- + Recessed Can Light over Kitchen sink
- + Four Braced Ceiling Fan Openings
- + 12 additional recessed can lights
- + Deeper Pour Basement
- + 9'-0" Ceiling on 1st and 2nd floor
- + Custom Oak stairs
- + Direct Vent Fireplace with remote control starter
- + Satin Nickel (#619) finish on all door hardware
- + Six panel colonist solid core smooth doors
- + Oak railings stained at stairs and all overlooks
- + Ceramic tile flooring in Laundry Room/Mud Room
- + Tray Ceiling in Master Bedroom
- + Large walk-in closets in Master Suites
- + Central Air Conditioning
- + Brick front (per plan)
- + Full Basement (no crawl space)
- + 200 AMP electrical service
- + Ceramic tile in Bath areas (per plan)
- + Smart Quest TV & phone structured wire package
- + \$1,500 light fixture allowance
- + Smoke detectors on each level of home (incl. all bedrooms)
- + Deadbolts on exterior doors

PLUMBING

- 42"x72" whirlpool tub in Master Bath and separate shower with ceramic tile walls
- Cast iron tub in secondary baths with ceramic tile walls
- Moen Chateau faucets in all baths
- Moen Chateau "posi temp" shower faucets in all Baths
- Cultured marble vanity tops with integral bowl in all Baths
- Ice Maker Waterline in Kitchen
- Laundry hook-up with vent and standpipe & Laundry Tub
- 3 pc. Rough in plumbing in basement

+ ***PLEASE NOTE THESE SPECIAL FEATURES***

CALL (630) 254-0079 or 253-2976

Day or Evening

Due to our continuing efforts to improve our home plans and provide our customers with greater value, the plans, specifications and dimensions shown on this brochure may vary and are subject to change without notice. All customers should refer to their actual plans and specifications for detailed and final information. This brochure is only intended for information purposes.

EXTERIOR

- Maintenance free composite siding (excluding porches and specialty trim)
- Maintenance Free aluminum fascia, soffits, gutters
- +8 Foot Patio Door with Transom above
- +Fiber Classic front entry door system
- +Vinyl single hung Low-E thermopane windows with screens
- Architectural shingles
- Two exterior GFI electrical outlets
- Two frost proof sillcocks
- Three Car Side load Garage w/outlets for door opener
- Three car asphalt drive (1400 sq. ft. allowance)
- Concrete service walk from front stoop to driveway
- Doorbell chimes front door and back door
- Garage drywalled, taped and painted
- +Insulated raised panel steel garage door w/deco lites
- +Fully sodded lot with parkway trees

COMMON SENSE ENERGY FEATURES

R. A. FAGANEL BUILDERS

MILLENNIUM III PACKAGE:

- +R38 CELLULOSE ceiling insulation
- +CELLULOSE wall insulation (R-21 composite wall, where applicable)
 - Cellulose increases R-Values
 - Reduces sound transfers
 - Insect resistant
 - Fire retardant
 - Mildew resistant
- +95+% high efficiency variable speed furnace
- Energy Recovery Ventilation with HEPA filter
- 13+ seer air conditioning
- Day-Night deluxe programmable thermostats
- High efficiency 75 gallon power-vented water heater
- R. A. Faganel's custom continuous taped air seal barrier
- +Active radon mitigation with a sealed sump pit
- +Foam sealed
 - Sill plates
 - California corners-allows insulation to be installed into corners
 - All holes through wall plates are sealed with foam preventing air infiltration
- + High vents on 2nd floor
- Seasonally adjustable main trunk lines
- + Humidifier
- + Blower door and infra red tests
- + 2 year heat, cooling and comfort guarantee
- + NASA approved ultra violet air filter