

Riverwalk Model 3, Located at 1103 River Birch Drive (Lot 50)

Manufacturer: Hi-Tech Housing

Size- 1700 Square Feet (26' 8" X 64')

Layout – 2 Bedroom, 2 Bath, L/R & Den

Features:

Cathedral Ceiling L/R, D/R, Kitchen, Den

Smooth Finish Drywall Throughout

Stipple Drywall Ceiling

2" X 6" Sidewalls with R-19 Insulation

5/12 Roof Pitch with Architectural Shingles

R-40 Insulation in Ceiling, R-19 Insulation in Floor

Two Window Shelf Bay in D/R, Recessed Can Lights in Kitchen

7/8" Low E Vinyl Thermo pane Windows (Jeld Wen)

95% Efficient Natural Gas Furnace with Programmable Thermostat

40-Gallon Electric Water Heater

Large Kitchen Island, Kitchen Desk, Garbage Disposal

All Appliances are Whirlpool, Beveled Edge Kitchen Countertop

25' Double Door Refrigerator/Freezer, Space Saver Microwave

Self-Cleaning Glass Gas Range, Dishwasher

Lazy Susan in Upper and Base Corner Cabinets

36" Wide 6-Panel Interior Doors, 6-Panel Bi-fold Closet Doors

Interior Lever Style Door Handles

Skylight in Hall Bath, Ceiling Fan in L/R, Mini-Blinds Thru out

60" Wide X 42" Depth Shower in Master Bath with Glass Door

Toilets are Comfort Height

Grab Bars Baths, Sit Down Vanity in Master Bath

Large 8' Master Bedroom Closet, 33" Height on Bath Countertops

Central Air Conditioning, Vinyl Screening on Carport

12' X 36' Carport with 11' X 12' Built-in Shed

Large Concrete Driveway, Landscaping

8" Wide X 48" Deep Concrete Perimeter Crawlspace

Price - \$ 120,416.00

Sales Tax - \$ 5,576.93

Total - \$ 125,992.93