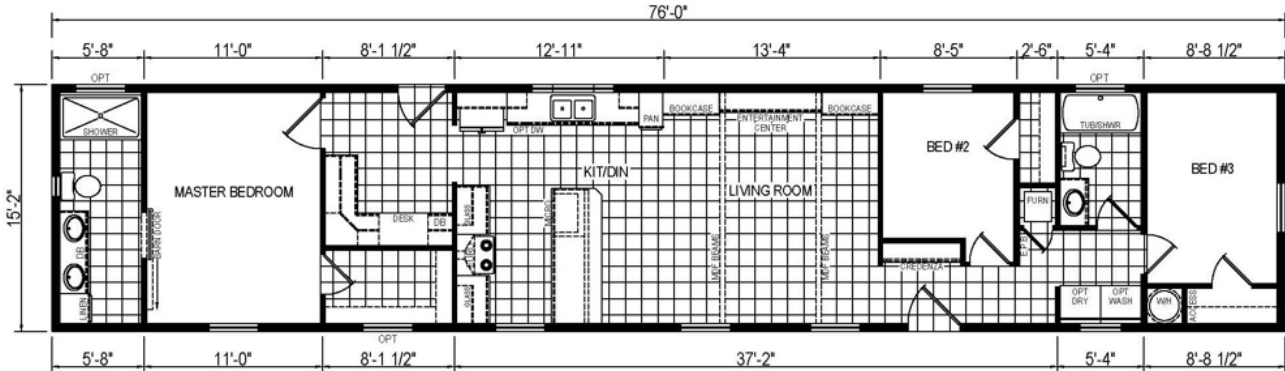


EAGLE RIVER HD-80S1172
16X80(76) | 1,153 SQ FT | 3 BEDROOM, 2 BATH



The Ultimate Home Value with Quality, Durability, and Flexibility in Design

Featuring:

- Deluxe moldings T/O including 3-5/8" cove
- White cabinets in the Kitchen
- Ceramic tile counter to cabinet backsplash in Kitchen
- Rounded countertop edge in Kitchen, Baths, Entertainment Center, Computer Desk
- Laminate backsplash in Baths
- Upgrade countertop in Kitchen
- Peninsula Island in Kitchen with white bead board on back
- White entertainment center w/bookshelves & (2) ceiling beams in Living Room
- White Credenza in Foyer
- Ash gray computer desk w/chalkboard
- Accent wall backdrop of entertainment center
- Eyebrow dormer with (2) Paolite columns, (2) deluxe porch lights & white vertical siding on gable end of BR3
- Mid zone roof load
- Ice guard and wind wrap
- Deluxe shutters front of house & BR3 window
- Gas furnace
- R-22 floor insulation, R-19 exterior wall insulation and R-30 roof insulation
- Level II carpet in Bedrooms
- Linoleum in Living Room, Hall, Computer Room, WIC, Kitchen, Baths and Laundry area
- Stainless steel appliances: gas range, 18 CUFT. refrigerator, dishwasher & microwave
- Stainless steel Euro range hood
- Microwave built in base cabinet
- 3 door cabinet pantry
 (Note: 3 door cabinet pantry shown in display but this can be ordered as a 6 door so the microwave could be installed here instead of in a base cabinet)
- Adjustable ¾" overhead cabinet shelves
- (4) glass cabinet doors in Kitchen
- OH cabinet top & bottom trim
- Drawers over doors in Kitchen
- Staggered cabinets
- 4-Lite exterior front door
- 9-lite exterior rear door
- Single barn door at Master Bath entry
- 2 panel white interior doors w/satin nickel passage door knobs
- (1) 36" interior door at Master Bedroom entry door
- Furnace door
- Picture window over kitchen sink
- Window in master bath
- Transom windows hall & master bath, w/d area & hall
- 100 amp electric
- Prep for washer & dryer
- Ceiling fan in living room
- (15) recessed can lights throughout
- (2) phone jacks and (3) TV jacks
- (2) stem lights over peninsula in kitchen
- Smoke & CO2 detectors per code
- Vent fans in baths
- 40 gallon electric water heater
- Water shut offs throughout
- Interior whole house water shut off valve
- (1) exterior faucet
- 1-PC 60" fiberglass tub/shower hall bath
- 1-PC 60" fiberglass shower stall in master bath
- Double bowl vanities master bath with framed mirror
- Linen cabinet in master bath
- 36" high vanities
- Deep well SS kitchen sink w/gooseneck faucet

Hudson Standard Features

Construction

- 2" x 6" Exterior Walls at 16" O.C.
- 2" x 6" Floor Joists at 16" O.C.
- #2 or Better Lumber (14' Wide)
- 2" x 8" Floor Joists at 16" O.C.
- #2 or Better Lumber (16' Wide)
- 5/8" Tongue/Grove O.S.B. Floor Decking
- Wind Zone 1 Construction
- Zone III Insulation (R12/R19/R22) (Thickness and R-values listed are certified by original manufacturer at time of installation, and may be reduced due to compression in floor, wall and ceiling cavities)
- Removable Hitches
- 3/8" Fiberboard Backing
- Vinyl Siding / Shingle Roof
- Ridge Vent Construction with Fully Vented Eaves
- 8' Flat Textured Ceilings
- 3680 Fiberglass Front Door with Deadbolt Lock
- 3280 - 9 Lite Fiberglass Rear Door with Deadbolt Lock
- Thermal Windows with Grids
- Deluxe Raised Panel Shutters (Front Door Side on Doubles and Hitch End on Singles)
- Decorative Gypsum Interior Panels

Plumbing & Heating

- Elongated Residential Toilet / Ceramic Toilet Tank, 1.6 gal flush
- 60" 1-PC Fiberglass Tubs
- Deep-Well Stainless-Steel Kitchen Sink
- China Bath Sinks & Cross-Handle Plumbing Fixtures
- Plumbing for Washer
- Water Shut-Off Valves
- Bath Vanity Mirrors
- 40 Gallon Water Heater / Dual Element with Overflow Drip Pan
- Electric Ignition Gas Furnace
- Furnace Door
- Perimeter Heat Registers
- In Floor Heat Duct Crossovers (Doubles)
- Center Seal at Mate Line (Doubles)

Appliances

- 30" Gas Range
- 18 CuFt Refrigerator

Electric & Lighting

- 100 Amp Panel Box with 10-20 Breaker
- Bath Exhaust Fans, 50 CFM
- Wire and Vent for Dryer
- GFI at Kitchen Counters & Bath Vanities
- Lights at Front and Rear Doors
- Exhaust Vent Fan with Light in Kitchen
- Frosted Glass Light Fixtures
- 6" Recessed Overhead Bedroom Lights
- 6" Recessed Overhead Lights

Floor Coverings

- Linoleum Flooring: Kitchen, Baths & Foyer
- 7/16" – 6 lb. Rebond Carpet Pad
- Level I Carpet
- Carpet Bar at Transitions
- FHA Rated Carpet Available

Cabinets

- Wood Flat Panel Cabinet Doors with Hidden Hinges - *Available in Stratford Oak, & Gray Ash (Hickory, Ozark & White Flat Panel Available; Java for Island & Entertainment Center Available)*
- Hidden Cabinet Door Hinges
- Drawer over Doors in Kitchen (where available)
- Drawer Bank in Master bath (if fits)
- 36" High Vanities
- Overhead Cabinet Top & Bottom Trim
- Overhead Cabinets Lined with Center Shelf
 - Base Cabinets w/center Shelf in Kitchen
- Metal Drawer Guides
- Utensil Separator in Kitchen Drawer
- Formica Brand Counter Tops
- Laminate Backsplash Kitchen & Baths
- Euro Style Cabinet Pulls
- Cabinets over Refrigerator

Miscellaneous

- Deluxe Residential Moldings Through-out including 3 5/8" Cove
- Pre-Hung White 6 Panel Interior Passage Doors
- Satin Nickel Passage Door Knobs
- Vented Shelving throughout
- Towel & Tissue Holder in Bathrooms
- Shower Curtain in Tub Baths
- Color Coordinated Drapery Package
- Mini blinds all Operating Windows

Due to constant product improvement, all prices & specifications are subject to change without notice or obligation to Eagle River Homes. Dimensions are stated to industry standards. Width and length dimensions are nominal and not to be used for setup of home. The Square footage shown is nominal to exterior floor size.