



EAGLE RIVER
CD-52J614 LTD
28X52 (48) | 1,280 SQ FT
3 BEDROOM, 2 BATH

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

HOME FEATURING:

- Deliver and Set*
- Upgraded Cabinets in Kitchen, Master Bath, Hall Bath & Utility/Laundry Room
- 2" White Flat Molding Throughout
- Stone Flex Tile Backsplash in Kitchen Countertop to OH
- Upgraded Laminate in Kitchen, Island, & Master Bath
- Mid zone Roof Load
- Kitchen Island with Waterfall
- R-38 Roof Insulation
- Perimeter Heat with Floor Mount Registers
- Upgraded Level II Carpet
- S/S Appliance Pkg.: Gas Range, 18CUFT Refrigerator, Dishwasher & Microwave over Range
- 36" 2 Panel White Doors in Bedrooms & Master Bath
- 30x30 Window over Utility Sink
- 14x40 Window in Master Bath
- Transom Window in Hall Bath
- Ceiling Fan with Switch in Living Room
- Total of (15) Recessed Can Lights
- (1) Phone Jack
- (2) TV Jacks
- Smoke & CO2 Detectors per Code
- 40 Gallon Electric Hot Water Heater
- Whole House Water Shut Off Valve in UR
- (1) Exterior Faucet
- 60" One Piece Fiberglass Tub/Shower Hall Bath
- 60" One Piece Fiberglass Shower Stall with Door in Master bath
- Double Vanity in Master Bath
- Utility Sink with Base Cabinets
- Wood Cabinet Doors with Wood Stiles
- Adjustable OH cabinet shelves ¾" mod shelves
- Island in Kitchen
- 74" Entertainment Center with Cabinet Doors
- Upgraded Drawer Guides
- OH Cabinet Top and Bottom Trim
- *within 50 miles
- See Chesapeake Standard Features

Chesapeake 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

- Ceramic Toilet Tank, 1.6 gal flush
- 1-Piece Fiberglass Tub/Shower
- Deep-Well Stainless-Steel White Kitchen Sink
- Cross-Handle Plumbing Fixtures
- Plumbing for Washer
- Water Shut-Off Valves
- Bath Vanity Mirrors
- China Bath Sink & Elongated Toilets
- 30 Gallon Water Heater / Dual Element with Overflow Drip Pan
- Electric Ignition Gas Furnace
- Furnace Door
- In-Floor Heat Duct Crossovers (Doubles)
- Center Seal at Mate Line (Doubles)

Appliances (if available)

- Gas Range
- 18 CU FT Refrigerator

Electric & Lighting

- 100 Amp Panel Box with 10-20 Breaker
- Bath Exhaust Fans
- Wire and Vent for Dryer
- GFI at Kitchen Counters & Bath Vanities
- Patio Lights at Front and Rear Doors
- Exhaust Vent Fan with Light in Kitchen
- Recessed Can Lights per plan

Floor Coverings

- Linoleum Flooring: Kitchen & Baths
- 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 & White Flat Panel, Raised Panel Cabinets available)*
- 3-Drawer Bank in Kitchen
- Drawer Bank in Master bath (if fits)
- 36" High Vanities
- Overhead Cabinet Top Trim
- Overhead Cabinets Lined with Center Shelf
- Metal Drawer Guides
- Utensil Separator in Kitchen Drawer
- Formica Brand Counter Tops
- Euro Style Cabinet Pulls
- Shelf over Refrigerator Area
- Center Base Shelves in Kitchen
- Euro Style Cabinet Pulls

Miscellaneous

- 1 1/2" Ceiling Molding
- Pre-Hung White 6 Panel Interior Passage Doors
- Satin Nickel Passage Door Knobs
- Vented Shelving throughout
- Shower Curtain in Tub Baths
- Color Coordinated Valance Drapery Package
- Mini blinds all Operating Windows
- Vented Shelving Throughout
- Towel & Tissue Holder in Bathrooms

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.