



Detailed Specifications

753 Crestview Drive N, Maplewood, MN 55119

Lot 4: \$499,900

Providence Homes LLC is pleased to offer the following Specifications for the above referenced project.

1. General Description of the Project:

Custom Built Home: "stick built" one-story home with 2 car garage, four bedrooms, one full bath, two 3/4 baths and finished basement.

- Custom House Plans designed by Providence Homes
- Heated square footage; approximately 3,108 finished square feet over two floors plus 272 square feet of unfinished
- Unheated garage is an additional 400 square feet approximately
- Site Plan: house is built on an oversized lot in private cul-de-sac (see survey for site details)
- Ceiling Heights: 9' first floor, 8' basement ceilings

2. Exterior - Foundation and Framing

- Foundation: poured concrete including egress wells
- Sump Pump & Drain tile system around perimeter of house
- Framing wall sheathing is 1/2" LP® OSB with TYPAR® Building Wrap
- Framing roof sheathing is 1/2" LP® Techshield OSB
- Framing floor underlayment is 3/4" (4'x8') Durastrand® T&G Premium Edge OSB Sub Flooring both Glued and Screwed to Floor Joists to Reduce Squeaks
- Framing rim boards are TimberStrand®
- Exterior walls 2x6 framing specified by engineer
- Board and batten, shake and horizontal premium textured fiber cement siding (LP® SmartSide®)
- Horizontal vinyl siding (ABTCO)

3. Exterior Finishes:

- Painted fiber cement front elevation siding and shakes per plan
- Windsor Windows Next Dimension Classic Vinyl 3/4" Double Pane Insulated Glass; Cardinal® LoE 366 glass with Super Spacer® Dual-Seal Moisture Barrier Technology per plan
- Roofing Owens Corning® Oakridge® Lifetime Limited Warranty Architectural Asphalt/Fiberglass Shingles
- R-21 Fiberglass Insulation Sidewall Batts
- R-49 Blown Cellulose Attic Insulation
- Rim Joists are Spray Foamed for an Air Tight Seal
- Front Door: Bayer Built Custom Fiberglass per plan
- 2" Thick Insulated Steel Garage doors with glass panels per plan, 1/2 HP Belt Drive Garage Opener Includes 2 Remotes and One Exterior Keypad
- Garage floors 3 1/2" thick smoothed concrete slab on grade
- Hose bibs 1 side and 1 rear



- Two Ground fault outlets, one in front and one in rear
- Security Floor light in rear
- Concrete Front Porch and Sidewalk Entry

5. Water and Sewer systems:

- Water and Sewer supplied by City of Saint Paul (Maplewood)

6. Mechanical, Electrical & Plumbing Systems:

- HVAC System
 - Ducane® Elite Series High-Efficiency Gas Furnace; 85,000 BTU, 95% AFUE (Annual Fuel Utilization Efficiency Rating), Two-Stage Heating, Variable Speed Motor, and Secondary Heat Exchanger
 - 2.5 Ton Ducane® Air Conditioner
 - Broan Air-To-Air Exchanger (HVR) Heat Recovery Unit with Whole-House HEPA air purification
 - 50 Gallon Rheem Performance Power Vent Gas Water Heater
 - Gas lines also run to furnace, fireplace, kitchen range, water heater and laundry dryer.
- Plumbing
 - Radon System; Active Mitigation System with Motorized Vent Fan
 - DELTA Faucets® throughout
 - 8" spread faucet for Master and Basement Bath
 - Single Handle Vessel Bowl faucet for Main Floor Bath
 - Essa Pull Down Kitchen faucet with Sprayer
 - American Standard; High-Efficiency, Ultra-Low Consumption Flush Toilets
 - Waste King 1/2-Horsepower Garbage Disposal
 - Refrigerator Ice Maker and Water Line
- Electrical System:
 - Generous Recessed Lighting throughout
 - Upgraded Luxury Interior and Exterior lighting fixtures
 - White decorator wall switches and standard outlets
 - Structure wiring package includes CAT 5e, RG6 and conduit for future expansion to panel wiring box
 - Wiring conduits to wall mounted television in living room and master bedroom
 - Hardwired Smoke/Fire & Carbon Monoxide Interconnected Alarm with Battery Backup per code
 - Service to house: 200 AMP Electrical Service
 - Front Door Doorbell

7. Landscaping and Hardscape:

- Landscaping plan includes Sod in front, back and side yards
- Driveway per site plan in asphalt (per plan)

8. Interior Finishes:

- Drywall 1/2" finished smooth walls and knockdown ceiling texture
- Interior doors are Bayer Built six-panel hollow core doors with oil rubbed bronze hinges & hardware



- Millwork is 3/4" baseboards and 1/4" door flat modern casing in poplar.
- Vented Gas Heat & Glo® Fireplace with Oversized Custom 74" Surround Mantle
- CoreLuxe® Engineered Vinyl Plank 7" Wide Waterproof Flooring with Textured Oak Graining Throughout Main-Floor
- Carpet in bedrooms and basement
- Custom Tile shower in Master Bath

9. Cabinets and Countertops:

- Semi-Custom Plywood Construction Cabinets in Gray with soft close doors and drawers
- Center Island with Seating
- Kitchen Cabinets: Matte Black Knobs and Handles
- Kitchen counters in quartz

10. Appliances:

- Refrigerator - LG 36" wide, 21.9 cu ft capacity, Side by Side Counter Depth, Smart Wi-Fi enabled with ThinQ™ smart phone alerts, includes Exterior Water Dispenser and Ice Maker in Stainless Steel
- Dishwasher - Whirlpool 24 -inch with Sensor Cycle in Stainless Steel
- Microwave - Whirlpool Over-The-Range 1.7 cu ft in Stainless Steel
- Laundry
 - Whirlpool Gas Dryer 7 cu ft with AutoDry™ Drying System and Heavy Duty Cycle Option
 - Whirlpool Washer 3.5 cu ft with Deep Water Wash and Heavy Duty Cycle Options

11. Room by Room overview:

Kitchen

Stainless Steel Double Bowl Sink
Countertops in quartz
CoreLuxe® Waterproof LVP Flooring in all kitchen, dining, breakfast areas
Recessed lighting and island pendants
One GFCI outlet on island

Family Room

Heat & Glo Vented Gas Fireplace, Custom Mantle Surround
CoreLuxe® Waterproof LVP Flooring
Recessed lighting

Master Bedroom and Closet

Custom Barn Door
Custom Tile Shower with Custom Glass Enclosure
Large Walk-In Closet
Carpet Flooring with Upgraded Pad
Wired for ceiling fan

Master Bath



Cabinet Vanity with rectangle undermount sink and cultured marble top
Upgraded Modern Mirror
Custom Tiled Shower with Custom Glass Enclosure
Upgraded American Standard Toilet
Vented Bath Fan that is quiet and oversized

Secondary Bedrooms

Carpet Flooring with Upgraded Pad
Wired for ceiling fan

Secondary Bathrooms

Granite tops with integrated sinks
Sterling tub with surrounds per plan
Drop-In Showers per plan
Upgraded Modern Mirrors
Upgraded American Standard Toilet
Vented Bath Fans that are quiet and oversized

Media Room (Basement)

Recessed lights (4)
Carpet Flooring with Upgraded Pad

Mud Room/Laundry Room

CoreLuxe® Waterproof LVP Flooring

Large Walk-In Coat Closet
Whirlpool Washer and Vented Gas Dryer

Front Porch

Concrete Porch and Stairs
Upgraded Modern Hanging light

Garage

Walls and ceilings sheet rocked per plan
Decorative garage doors with remotes per plan
Electrical outlets installed on each wall

12. Interior Paint Colors:

Trim - Painted Semi-Gloss (Sherwin Williams: Pure White SW7005)
Walls - Painted Flat Latex (Sherwin Williams: Agreeable Gray SW7029)
Ceilings - Painted Flat Latex (Conco® 1000 Ultra Bright White)
Front Door - Painted Flat Latex (Sherwin Williams: Iron Ore SW7069)

NOTE: This is not a contract and these plans are subject to change
Information deemed reliable but not guaranteed