



# Midlands VILLAGE

## LIBERTY SYLVAN 286097 AREA STANDARD FEATURES

### Dimensions

26'6" x 56' 1484 sqft.  
Lot 828

### Exterior / Construction

Double 4 Dutch Lap Siding with OSB Backer – Durable & Attractive  
All Wood 2 X 6 Floor Joists 16" On Center – Provides a Solid Foundation  
Wood 2 X 6 Sidewall Studs 16" On Center – Solid Exterior Wall Construction  
Detachable Hitches – removable for the finished look  
Thermopane Windows with Grids with T-Bar at Double & Triple Windows – energy efficient & easy to clean  
34" Steel 6 Panel Front Door  
Cottage Rear Doors – adds beauty and light to your home  
Dead Bolt Locks on Exterior Doors – provides security  
Attractive Exterior Light at Each Door – provides light and enhances safety  
Exterior Electrical Receptacle – with a GFI for a safe exterior electrical supply  
Exterior Frost Free Faucet – convenient exterior water supply

### ROOF CONSTRUCTION FEATURES

Residential Roof Pitch  
Twenty Year Warranty  
Fiberglass Shingles – gives the owner a low maintenance home  
Twelve Inch Eaves with Ventilated Soffits (10" on 30' Wides) – helps protect Home from the weather and provides ventilation  
Vapor Barrier  
Sprayed Ceiling

### Interior

Durable Acclaim Carpet with 6.0# Rebound Pad & Tack Strips in Living Areas – adds beauty to your décor  
Vinyl Floor Coverings in Kitchens & Most Baths – name brand elegance & durability  
70 mil Vinyl Entry – helps protect carpeted areas  
Valances & Mini Blinds – helps regulate natural light with a colorful touch  
90" Sidewalls Throughout – gives the interior an open airy appearance  
Color Coordinated Vinyl Covered Gypsum Wall Panels Throughout – compliment your beautiful décor and easy to clean  
Floor Mounted Door Stops – prevents damage to walls  
Color Coordinated Passage Doors with Metal Hardware & Wrapped Door Jambs – adds life to your home  
Plumb for Washer/Wire for Dryer – ready for your laundry appliances  
Shelf Over Washer/Dryer Area – provides storage for cleaning materials  
Vented Metal Shelving in Wardrobe Areas  
Bedroom Overhead Lights – illumination at the flick of a switch

### Kitchen

30" Gas Range with Electric Ignition & Power – Lighted Exhaust Hood – a quality national brand range with light provided for the cooking surface  
18 CF Double Door Frost Free Refrigerator with Glass Shelves  
Raised Panel Charlotte Oak Look Doors & Face Frames – beauty and durability  
Finish Interior Overhead Cabinets – extra storage with the finished look  
Silent Glide Drawer Guides – provides sturdy operation of drawers  
Center Shelf in Base Cabinets – an extra storage area  
Cabinet Over the Refrigerator – convenient extra storage  
Deep Stainless Steel Sink – plenty of room for dishwashing  
Drawer Over Door Base Cabinet Construction  
Glass Chandelier – provides light with a touch of elegance  
4" Laminated Backsplash  
Pantry – spacious storage for a family's provisions better

### Bath

60" Tub/Shower in all 2nd Baths & Master Baths, where applicable  
Three-Piece Hammered Finish Tub Surround – easy to clean elegance  
Lighted Bath Vent Fans in all Baths – promotes air circulation & removes humidity  
Linen Cabinets in Most Baths – extra storage for towels  
Medicine Cabinets in all Baths – storage area for personal items  
Decorative Beveled Mirrors & Decorative Lights in all Baths – add illumination and elegance  
Towel and Paper Holders in Each Bath  
Elongated Commodes

### Energy, Safety & Quality Living

Insulation in the Roof (R22), Exterior Walls (R19) & Floors (R11), superior energy efficiency  
Thermodynamically Engineered Gas Electronic Ignition Furnace with Five Wire Thermostat  
30 Gallon Electric Water Heater – supplies extra capacity for all hot water uses  
Whole House Water Shut Off  
Nordyne Ventilare III Air Circulation System for Fresh Air Recirculation in the Home  
Smoke Alarm with Battery Back-Up Located in Bedrooms & Living Areas  
100 Amp Electrical Panel Box with All Copper Wiring  
Built to HUD Construction & Safety Standards & Inspected for Compliance by Third Party Inspectors

