

**TODD KRAYBILL CONSTRUCTION**  
**2217 Autumn Ridge**  
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**Plan Features**

3231 square feet  
Farmhouse style  
Four-bedroom, 3.5 bathroom, one living, one dining, three car garage with bonus room  
.77 acre lot

**Structural Features**

16" x 24" footing with 4 pieces of 5/8" rebar and uprights 16" on center bent into slab  
5 1/2" thick monolithic slab with 1/2" rebar 16" on center each way  
Grid system of interior thickened beams in slab with rebar  
Visqueen moisture barrier in slab  
Simpson Strong Tie hurricane clips connecting rafters to top plate for wind/seismic loads  
Continuous solid plywood sheathing  
3500 psi. concrete throughout  
2" x 6" exterior wall studs 16" on center

**Energy Features**

Spray foam envelope  
High efficiency Carrier 16.0 S.E.E.R. air conditioners and 92% gas furnaces  
Whole home fresh air ventilation system  
Insulated exterior wall headers  
Tankless gas water heater  
R-8 attic duct insulation  
Vinyl windows with tilt out sash and double pane Low - E, Argon filled glass  
Zip system moisture management sheathing with tape over joints and openings

**Exterior Features**

Professionally designed landscape package (\$2,000 allowance)  
8-zone sprinkler system  
Fully sodded yard  
30-year dimensional shingles  
Custom style garage doors with wifi compatible belt drive openers  
Full seamless continuous guttering  
42" x 96" knotty alder entry door  
Decorative brick front porch  
Large covered back patio  
Extended patio with masonry fireplace  
Outdoor kitchen with gas grill

**Kitchen Features**

Double ovens with separate built-in microwave  
36" gas cook top with hood liner above  
Hood vented to exterior  
LED under counter lighting  
Extra tall upper cabinets with glass doors  
Shiplap around island  
Undermount farm sink  
Extra-large walk-in pantry  
Large window at kitchen sink  
3 cm Quartz countertops

**Interior Features**

Shiplap walls at entry and dining  
15' x 8' folding glass door at living room

3 cm granite countertops throughout  
Soft close cabinet hardware  
Solid core doors  
Two-piece crown molding at master bedroom  
Custom wood beams at living room and entry tray ceiling  
Wood flooring at entry, living room, kitchen, dining, hallways, master bedroom and den  
Walk-in ceramic tile shower at master bath  
Free standing tub at master bath  
Direct vent gas fireplace with electronic ignition  
Easy care washable wall paint  
Custom light fixture package including ceiling fans at living room all bedrooms  
Decora rocker style light switches  
Deep farmhouse sink at utility room  
Schlage lever style door knobs  
RG 6 and Cat 5E wiring to living rooms and all bedrooms  
Two built-in chests at master closet  
Hand textured walls  
Framed mirrors above vanities at master  
Upgrade tile throughout  
Custom built barn doors at den and master bath