

TODD KRAYBILL CONSTRUCTION

3 Arbor Circle

Plan Features

1886 square feet
Bungalow craftsman style
Three-bedroom, two bathroom, one living, one dining, two car garage

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 for wind / seismic loads
3500 psi. concrete throughout

Energy Features

Spray foam envelope
High efficiency Carrier 14.0 S.E.E.R. air conditioner and 92% gas furnace
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

Historically inspired exterior
Professionally designed landscape package (\$1,400 allowance)
6-zone sprinkler system
Fully sodded yard
30-year dimensional shingles
30" attic access ladder with storage above garage
Custom style garage doors with wifi compatible belt drive openers
Full seamless continuous guttering
Large covered front porch
Large covered back patio
Six-foot tall cedar privacy fence with steel posts

Interior Features

3 cm granite countertops throughout
Soft close cabinet hardware
Wood flooring at entry, living room, kitchen, dining, and hallways
Walk-in ceramic tile shower at master bath
Vent free 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
Lever style door knobs
RG 6 and Cat 5E wiring to living rooms and all bedrooms
Hand textured walls
Framed mirrors above vanities