

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