



**OVERSTONE**  
LUXURY RANCH CONDOS

**Standard Features**

**General/Construction**

- Only the highest quality workmanship, materials & construction
- Includes 1-year warranty
- Generous allowances
- Poured concrete foundation walls with [Mar-flex GeoMat](#) wall waterproofing & drainage membrane
- [Form-A-Drain system](#)
- Vapor barrier underneath basement floor
- 9' basement walls
- Energy Efficient Home
- 2x6 wall construction
- Excellent sound barrier between units w/high STC rating (double layer 5/8" Type X drywall, 2x4 wall with 3" sound insulation, Airspace, 5/8" DensGlass, another 2x4 wall with 3" sound insulation, another double layer of 5/8" Type X drywall)
- [LP SmartSide prefinished siding](#)
- Caulking of exterior with Vulkem® caulk or equal
- Exposed 8" foundation insulation covered with insulcrete or equal
- Advanced energy efficient [Zip System sheathing and tape](#)
- [Marvin Integrity Ultrex Fiberglass Windows](#) with internal grids
- Lots of natural light from oversized windows with transoms
- [GAF high definition dimensional architectural shingles](#)
- Plumbing includes pex water lines with copper shut off valves at all sinks and toilets, 2 frost protected hose bibs, 50-gallon energy saver power vented gas water heater, sump pump, Kohler comfort height toilets with soft close lids and plumbing fixture allowance for fixtures.
- Electrical includes 200 amp service, premium Decora outlets and switches, Smoke & CO2 detectors, outlets & GFCI outlets per code, cable jacks in all bedrooms, recessed lighting and lighting allowance
- Armstrong Air high efficiency furnace
- Armstrong Air central air
- 32,000 grain water softener included
- Drywall with sand or knock down texture
- Spray foam insulation at basement sills
- 9' ceilings plus high vaulted ceilings throughout
- Painted white solid core doors with Schlage satin nickel door handles
- Painted white 5 1/2" base moldings & 3" cased window trim moldings (not dry-wall returns)
- Painted white ceiling & different wall color included
- Maintenance free composite decking and maintenance free railing system
- Maintenance free aluminum gutters, downspouts, soffit & fascia
- Concrete sidewalk & patios, asphalt driveway & landscaping included
- Make it your own! Pick your interior colors, countertops, cabinet colors & knobs, hardwoodflooring/LVP & carpet, tile, plumbing & lighting fixtures, appliances and much more!

**Amenities**

- Future clubhouse with pool, state of the art fitness center, entertaining area, game room and more...
- Future bike/walking path to 464 acre Menomonee Park with swimming, recreation center, fishing, sledding hill, scuba diving, fishing, hiking, camping and more. Menomonee Park offers direct access to Bug Line Trail (16-mile trail will take you from Menomonee Falls to North Lake, in the Town of Merton)
- 2 minutes from Community Memorial Hospital & 5 minutes from Menomonee Falls shopping



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**Garage**

- Attached 2 car garage
- Garage is completely drywalled & insulated with 1 coat sand texture paint (all white one color)
- 2-sided steel insulated garage door with automatic opener, 2 keyless remotes & keypad outside of garage
- 1 GFCI protected outlet, 2 keyless lights controlled by light switch, 2 coach lights & 1 post light

**Open Concept Living/Kitchen/Dining Area**

- High vaulted ceilings, tray ceiling in kitchen/dining area
- Open hand railing system includes steel balusters and matches cabinet stain/paint color

**Living Room**

- Includes Heatilator 36" direct vent sealed gas fireplace with blower
- Stone to ceiling on fireplace
- Luxury vinyl plank
- Includes cable jack and power for tv
- Recessed can lights with 2700k LED trims per plan

**Kitchen**

- Ceiling high (9') stained kitchen cabinets with soft close drawers & doors, large crown molding, cabinet doors are full overlay
- Cabinet handles included
- Large kitchen island with pull out garbage, electrical outlet, stainless steel under-mount sink, premium faucet, garbage disposal with above counter push button, granite island has overhang for bar stools
- Granite or Quartz countertops (level 1 included)
- Mosaic backsplash over counter
- Stainless steel kitchen appliances
- Waterline for ice maker in refrigerator
- Luxury vinyl plank
- Pendant lights over kitchen island
- Recessed can lights with 2700k LED trims per plan
- Includes 40amp electric range outlet or gas line
- Walk-in pantry with shelving & frosted glass door, has led flush mount light with switch
- Outside vented microwave
- Tray ceiling with 10' high ceilings

**Dining Room**

- Luxury vinyl plank
- Includes hanging light fixture for over dining room table

**Foyer**

- Foyer light/recessed lighting with 2700k LED trims per plan
- Weather proof tamper resistant GFCI outlet with in use cover, 1 exterior recessed light w/ 2700k LED trim
- Vaulted ceilings per plan



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**Garage Entry/Mudroom**

- Hall tree bench with hooks & shelf for shoes/hanging coats (stain or paint matches cabinets)
- Luxury vinyl plank
- Recessed can lights with 2700k LED trims per plan

**Laundry Room**

- Stained maple cabinets included with crown molding + pole for hanging clothes included
- Undermount Laundry tub and faucet in some styles
- 240 volt dryer outlet on separate 30amp circuit
- Includes led flush mount light with switch
- Tiled Floor

**Hallways**

- Recessed can lights with 2700k LED trims per plan

**Master Bedroom**

- Vaulted ceiling with ceiling fan included
- Large walk in closet with closet organizer system and flush mount led light
- Carpeting with 1/2" pad

**Master Bathroom**

- Stained maple full overlay cabinet with soft close doors & drawers
- Granite or Quartz countertop with back splash ("A" Level included) w/ 2 under-mount sinks & 2 faucets
- 2 vanity lights
- Tile floor
- Large shower includes tiled floor with curb, tiled shower walls with decorative mosaic strip & heavy-duty frameless glass shower door & shower head
- 80 cfm bath fan, Kohler elongated comfort height toilet, linen closet
- Recessed can lights with LED shower trim

**Bedroom #2**

- Dome light, closet with shelf & pole or walk-in closet per plan
- Carpeting with 1/2" pad

**Bathroom #2**

- Stained maple full overlay cabinet with soft close doors & drawers
- Granite or Quartz countertop with back splash (level 1 included) w under-mount sink & faucet
- Tile floor
- White tub with molded surround
- 80 cfm bath fan with light, Kohler elongated comfort height toilet, linen closet, vanity light

**Bedroom #3 (Style D only)**

- Dome light, closet with shelf & pole
- Carpeting with 1/2" pad



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**Optional Finished Basement ~ 9' ceilings**

**Rec Room**

- Finished rec room w/bedroom, walk in closet, full bath
- Bar area includes perimeter stained maple cabinets with crown molding, raised island for seating, granite or quartz countertops (level 1 included) with under-mount sink and faucet, under-counter stainless steel beverage refrigerator, bar area floor includes Luxury Vinyl Plank
- Carpeting with 1/2" pad
- 2 pendant lights for bar island area included
- Recessed can lights with 2700k LED trims per plan

**Lower Level Bedroom #3**

- Dome light included
- Large walk in closet with closet organizer system & flush mount led light
- Carpeting with 1/2" pad

**Lower Level Bathroom #3**

- Stained maple full overlay vanity cabinet with soft close doors/drawers
- Granite or quartz counter top with back splash (level 1 included) with under-mount sink & 1 faucet
- Luxury vinyl plank flooring, white bath tub with molded surround & shower/tub faucet
- 80 cfm bath fan, Kohler elongated comfort height toilet, vanity light

\* Building materials, appliances, fixtures, equipment, views from decks & patios and site plans represented in any seller's models, marketing/promotional brochures, materials, plans & documents are subject to change at the sole discretion of the developer and are not intended to be an exact representation of the actual product.

**WESTERN**  
BUILDING PRODUCTS

**LP** **SMARTSIDE**  
BUILDING PRODUCTS TRIM & SIDING

**TIMBERLINE HD**  
LIFETIME HIGH DEFINITION SHINGLES

**MARVIN**  
Windows and Doors  
Built around you.

**ARMSTRONG**  
AIR  
The Professional's Choice

**Rollex**  
ALWAYS ON THE JOB

**KOHLER**

**GEOMAT**

**SCHLAGE**  
Open possibilities.

**Countryside**  
CABINETS  
Made By DeWitt Cabinet

**ZIPsystem**  
SHEATHING & TAPE

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