



OVERSTONE
LUXURY RANCH CONDOS
Phase 3 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 or comparable
- 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
- 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 & central air
- 32,000 grain water softener included
- Drywall with knock down texture
- Spray foam insulation at basement sills
- 9' ceilings plus high vaulted ceilings throughout
- Painted white solid core doors with Schlage door handles
- Painted white 5 1/2" base moldings & 3" cased window trim moldings (not dry-wall returns)
- Painted white ceiling & 1 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, luxury vinyl plank flooring & carpet, tile, plumbing & lighting fixtures, appliances and much more!

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Amenities

- Our country club level clubhouse is unsurpassed in quality and amenities, which are freely available to residents. Over 6,000 sq ft, this venue offers a stunning party room adorned with a professional kitchen and Miele coffee machine, a fitness center with > 20 pieces of state of the art equipment, and a game room furnished with a bar and multiple TVs, pool table, tabletop shuffleboard, dart board, and a 4500 game video arcade system. The outside covered patio area lends a 75" TV, fireplace, firepit, grilling station, all of which are warmed through infrared heaters and surrounded by an advanced audio system. The outdoor space is completed with a large heated pool.
- 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)
- Approximate 1-mile bike/walking path through entire subdivision
- 2 minutes from Community Memorial Hospital & 5 minutes from Menomonee Falls shopping

Garage

- Attached 2.5 car garage
- Garage is completely drywalled & insulated with 1 coat sand texture paint (all white one color)
- 2-sided 8' tall 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 in yard

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 flooring
- Includes cable jack for tv
- Recessed can lights with 2700k LED trims per plan

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Kitchen

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

Dining Room

- Luxury vinyl plank flooring
- Includes hanging light fixture for over dining room table (part of allowance)

Foyer

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

Garage Entry/Mudroom

- Hall tree bench with hooks & shelf for shoes/hanging coats
- Luxury vinyl plank flooring
- 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 (part of allowance)
- Gas line for dryer
- Includes led flush mount light with switch
- Tiled or luxury vinyl plank flooring

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Master Bedroom

- Vaulted ceiling with ceiling fan included (part of allowance)
- 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 Level 1 included) w/ 2 under-mount sinks & 2 faucets (part of allowance)
- 2 vanity lights (part of allowance)
- Tile or luxury vinyl plank flooring
- Large shower includes tiled floor with curb, tiled shower walls with decorative mosaic strip & heavy-duty frameless glass shower door, built in bench & niche
- Recessed can lights with LED shower trim

Bedroom #2

- Closet with shelf & pole or walk-in closet per plan
- Dome light (part of allowance)
- 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 (part of allowance)
- Tile or luxury vinyl plank flooring
- White tub with molded surround (part of allowance)

Bedroom #3 (Style D only)

- Closet with shelf & pole
- Dome light (part of allowance)
- 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 (part of allowance), under-counter stainless steel beverage refrigerator (part of allowance), bar area floor includes luxury vinyl plank flooring
- Carpeting with 1/2" radiant pad
- 2 pendant lights for bar island area (part of allowance)
- Recessed can lights with 2700k LED trims per plan

Lower Level Bedroom #3

- Dome light (part of allowance)
- Large walk in closet with closet organizer system & flush mount led light
- Carpeting with 1/2" radiant pad

Lower Level Bathroom #3

- Stained maple full overlay vanity cabinet with soft close doors/drawers
- Granite/quartz counter w/backsplash (level 1) w/under-mount sink & faucet (part of allowance)
- Luxury vinyl plank floor, white bath tub w/molded surround & shower/tub faucet (part of allowance)

WESTERN
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