

# WYCLIFFE

**Lot # 11    "The Carlyle"    3700 SF Approx. 2 Story-4BR-3.5BA**  
**Inventory Home-'English Estate' Elevation on .53 Acre Lot - \$785,000.**

*Note: \*\* Italics indicates an upgrade from Premiere Portfolio standard features.*

<b>Foyer</b> 13 X 7.5 3 PC Crown <i>Ceramic Tile Floor</i> Door ½ Sidelights	<b>Family Room</b> 25.8 X 19 <i>Fireplace</i> <i>Ceramic Tile Hearth</i> Arch Transom Windows <i>Carpet Upgrade</i>	<b>Dining Room</b> 13.6 X 13 3 PC Crown Chair Rail <i>Carpet Upgrade</i>
<b>Library</b> 13.6 X 13 3 PC Crown <i>Carpet Upgrade</i>	<b>Breakfast Area</b> 13 X 13 Wood Floor <i>Planning Desk</i> <i>Bay Window</i>	<b>Kitchen</b> 19 X 11.6 Wood Floor <i>Granite Countertops</i> <i>36" Gas Cook-top</i> Double Oven Walk-In Pantry <i>42" Cabinet Upgrade</i> <i>Stainless Appliances</i>
<b>Hearth Room</b> 19 X 15 <i>Stone Fireplace</i>	<b>Laundry</b> 12.11 X 6.6 <i>Base/wall cabinets</i>	<b>Bonus Room</b> 16.8 X 12.7 <i>Carpet Upgrade</i>
<b>Master Bedroom</b> 20 X 18 <i>Carpet Upgrade</i>	<b>Master Bath</b> 13 X 10.6 <i>Whirlpool Tub</i> Separate Shower/Seat Double Vanity Private Commode Walk-in Closet 13 X 9 <i>Cabinet Upgrade</i> <i>Satine Fixtures</i>	<b>Bedroom 3</b> 14.7 X 13 <i>Carpet Upgrade</i> Walk-In Closet
<b>Bedroom 2</b> 13 X 12.9 <i>Carpet Upgrade</i> Large Closet	<b>Bedroom 4</b> 13.7 X 13 <i>Carpet Upgrade</i> Private Bath Walk-In Closet	<b>Jack n' Jill Bath</b> Double Vanity Tub/Shower <i>Ceramic Tile Floor</i>
<b>Lower Level</b> <i>Framed rear Wall</i> <i>Rough-In Full Bath</i> <i>Rough-In Wet Bar</i>	<b>Half Bath</b> Pedestal Sink Wood Floor <i>Satine Fixtures</i>	<b>Butler's Pantry</b> <i>Granite Top</i> <i>Mullion Glass Doors</i> <i>Cabinet Upgrade</i>
	<b>Exterior</b> <i>Crane Siding-Upgrade</i> <i>30 Yr. Arch. Shingles</i> <i>19 X 14 Sundeck/Stairs</i> Concrete Patio @ W/O	<b>Miscellaneous</b> 3 Car Garage/ <i>Glass Windows</i> Zoned HVAC

## **OPTIONAL LOWER LEVEL FINISH**

984 SF **\$40,000** Adds: 25 X 18 Family Room w/ Fireplace& wet bar, Bedroom #5  
15 X 9 w/ walk-in closet, bath & linen closet.  
2/9/06 mb