

# Knez Urban Series Gold Standard Features/Ohio City

## CONSTRUCTION

- 9' first floor Ceiling Height
- Engineered Floor Joist
- 30 Year Shingle on Sloped Roof
- Cement Board Plank Siding and Trim
- Attached 2 Car Garage
- Vented Soffits
- Aluminum Gutters & Downspouts
- Smoke Detectors
- 100 Amp Service Underground Utilities
- Passive Radon Mitigation
- Concrete Driveway
- 8' Poured Concrete Wall Basement

## ENERGY

- York 95% High Efficiency Furnace
- 13 SEER Central Air Conditioning System
- 50 Gallon High Efficiency Water Heater
- Digital Thermostat
- 2 x 6 walls
- R-19 Exterior Framed Wall Insulation
- R-10 Foundation Wall Insulation
- R-38 Ceiling Insulation
- Jeld-Wen Low E/Argon Filled Windows
- Insulated Fiberglass & Steel Entry Doors

## HOME INTERIOR

- Hardwood Floor on 1st floor, living area, kitchen
- Resilient Floor in Laundry
- Wall to Wall Carpeting
- 8# Carpet pad
- Painted Trim Package—5 1/4" base 1st Floor  
4" Base 2nd Floor
- Window Sills
- Painted Hollow Core Doors
- Lever Style Locksets - choice of finish
- Textured Ceilings, Closets & Garage Walls
- Wire Shelving in all Closets
- 1 Ceiling Fan per Floor
- Gas Fireplace with Logs

## KITCHEN

- Granite Countertops with Eased Edge
- Aristokraft Cabinetry
- 36" High Upper Cabinets
- Built-in Microwave Oven & Dishwasher
- Stainless Steel Range and Refrigerator
- Icemaker Line with Shut-Off Valve
- Deluxe Moen Faucet with Pullout Spout
- Double Bowl Stainless Steel Sink
- Cabinets Knobs - choice of finish
- 1/2 HP Badger Disposal

## BATHS

- Aristokraft Vanities
- Ceramic Tile on Floor
- Granite Countertops in Master Bath
- Pedestal Sink in Powder room
- Full Width Vanity Mirrors in Full Baths
- Deluxe Moen Faucets
- Mansfield China Lavatories
- Mansfield Toilets
- Exhaust Fans in all Baths
- Tile shower in Master Bath
- Custom Door in Shower (Master)
- Bath Hardware—choice of finish
- Sound Proof Insulation in Bathroom Walls

## SPECIAL FEATURES

- Garage Roof Deck
- Pre-wired Phone & Cable jacks
- Garage Door with Opener, Two remotes & Keypad
- 1 Hose bib
- GFCI outlet at Front Garage
- Energy Star Compliant
- Sound Deadening Construction Practices
- 1 year Builder & 10 Year Limited Structural Warranty

Knez is building in many of Lake, Geauga, Cuyahoga and Lorain Counties' most desirable neighborhoods. We can build on your lot too.

Committed to Building  
**100% ENERGY STAR**



ASK ABOUT  
**ENERGY STAR**  
CERTIFIED HOMES



In an effort to constantly improve the quality and value of our homes, B.R. Knez Construction reserves the right to update materials and specifications.

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