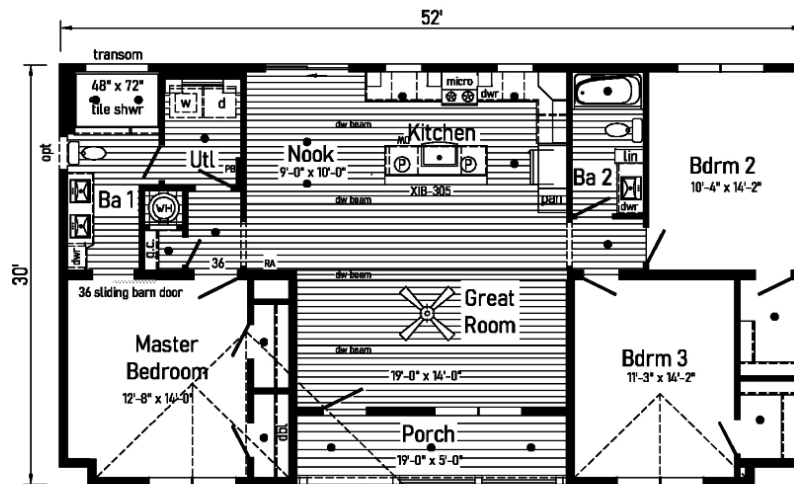


PRINTABLE INFO SHEET

Series: Summit Farmhouse
Model: 1S3311-V Farmington



1S3311-V 3252 Approx. 1458 Sq. Ft.

Optional Attic Stairs Not Available

• Std. can light
⊙ Std. pendant light

Farmington

Builder: R-Anell Housing Group	Address: 235 Anthony Grove Rd. Crouse, NC 28033	Callout: 3252	Revisions:	Scale: 1/8" = 1'-0"	Date: 2/20/2024	Cust.:	Model/Eng. No.: 1S3311-V LIT
Title: Literature			Drawn By: DY	Reference: AL-1SS00FH4	S/N:	Pg.:	

1S3311-V 3252-1A

About This Model

Style: Ranch / Bedrooms: 3 / Bathrooms: 2 / Square Feet: 1458

CUSTOMER CONTACT

Notes:

PRINTABLE INFO SHEET

Series: Summit Farmhouse
Model: 1S3311-V Farmington



Standards & Features

INTERIOR

Primed Smooth Drywall Throughout
Flat Ceiling Throughout
Smooth Finish Ceiling
3 1/2" Ceiling Cove Moulding
9'-0" Ceiling Height
25 oz. Carpet with ShawGuard
Carpet Protector
5# Carpet Pad
Wet Areas Endura LVP Flooring
6" Recessed LED Lighting
Pre-Hung Doors w/ Mortise Hinges
Craftsman White 5-Panel Interior Doors
Metal Interior Passage Sets
Smoke Detectors with Battery Back-Up
Wire Shelving in Closets
Craftsman White Painted Mouldings
Square Stairwell Railing & Posts
Laminate Countertops with Crescent Edging
Laminate Backsplash

KITCHEN

Recessed 6" LED Lighting
30" Black Deluxe Free-Standing Electric Range
Power Range Hood with Light
18 Cubic Foot, Black No-Frost Refrigerator
USB II Receptacle
33x22x8 Double Bowl Sink
Brushed Nickel Coil Spring
GooseNeck Faucet

CABINETRY

Evermore Custom Cabinetry
(KCMA Certified)
Hardwood Mission Cabinet Doors with Full Overlay
Hardwood Cabinet Face Frames
Brushed Nickel Cabinet Hardware
Concealed Cabinet Hinges
Dovetail Drawers w/ Soft Close Guides
Soft Close Cabinet Doors
Kitchen Island w/ 3" Stile Framed Panels on Sides & Back
Lined Overhead Cabinets
Crown Moulding on Overhead Cabinets
Hardwood Undercabinet Moulding in Kitchen
42" Overhead Cabinets
Adjustable Shelves in Overhead Cabinets
Bumped Out Kitchen Sink Cabinet
Base Shelf in Vanities
36" High Bath Vanities

BEDROOMS

Ceiling Lights
Egress Window in Each Bedroom
Wire Shelving in Secondary Closets
Switched 4" LED Light in All Walk-In Closets
Shoe Tower in Master Bedroom Closet

BATHS

60" One-Piece Fiberglass Tub/Showers with Ceramic Tile Edge
One-Piece Fiberglass Shower with

CUSTOMER CONTACT

Notes:

PRINTABLE INFO SHEET

Series: Summit Farmhouse
Model: 1S3311-V Farmington



Standards & Features (continued)

BEDROOMS (continued)

Ceramic Tile Edge and Glass Door in Glamour Baths
Fiberglass Soaker Tub in Glamour Baths
Tub Overflows
1.6 Gallon Per Flush Elongated Toilets
China Stool, Tank, & Lid w/ soft close seat
Square China Sinks with Overflows and Pop-Up Drains
Lillian Vanity Fixture
Lighted Vent Fan in Each Bath
Structured Flow Brush Nickel Faucets
Anti-Scald Valves on Showers

UTILITIES

200 AMP Electrical Service
Arc Fault Circuit Breakers
Wire for Thermostat
Plumb and Wire for Washer
Wire and Vent for Dryer
Perimeter Boots & Registers
Box Air Return System Through Floor
50 Gallon Electric Water Heater with Pan
Insulated Hot Water Lines and P-Traps
Copper Wiring Throughout
Main Water Line Shut-Off Valve
Water Shut-Off Valves - Where Accessible
Drain Lines Stubbed Though Floor
One Exterior Water Faucet
Recessed Dryer Vent Box - Where Available

INSULATION

R-19 Fiberglass Insulation in Walls

INSULATION (continued)

R-38 Avg. Blown Insulation in Ceiling

EXTERIOR

Driftwood Lantern Light at Front and Rear Door
Two GFI-Protected Exterior Receptacles
Vinyl Dutch Lap Siding
Shutters on Front Door Side
O.S.B. Sheathing
7/12 Roof Pitch
12" Overhangs & Eaves
10" Overhangs & Eaves - 32W Models
Ridgevent Roof Ventilation System
36" Fiberglass 1/2 Lite Prairie Grid
Front Door w/ Dead Bolt
36" Fiberglass 6-Panel Rear Door w/ Dead Bolt
MI 62" Single Hung Low-E Windows w/ Prairie Grids
Wind Wrap
Vapor Barrier
Architectural Shingles, 30 Year

CONSTRUCTION

2x10 Floor System on
16"Centers with 3/4" T&G
O.S.B. Floor Decking**
Toilet Riser in Wall
2x6 Exterior Walls
2x4 Interior Walls
2x4 Marriage Walls
Uponor Plumbing Connections

CUSTOMER CONTACT

Notes:

PRINTABLE INFO SHEET

Series: Summit Farmhouse
Model: 1S3311-V Farmington



Standards & Features (continued)

CONSTRUCTION (continued)

88" Window Headers
20# Roof Load Design
90 MPH Exposure B Wind Zone
(TN)
115 MPH Exposure B Wind Zone
(NC-SC-VA-WV)

SUMMIT SADDLE ADDITIONAL FEATURES:

Additional LED Flush Mount Lights per Print - including 3 on
Porch
(2) Stem Lights over Island
Black MI Windows with White Interiors
Double Barn Doors at Master Bathroom
Transom Over Shower
4x6 Ceramic Tile Shower
Entertainment Center in Great Room
White Ceiling Fan in Great Room
Full View 15-Lite Exterior Door in Great Room
Pearl Appliance Package Stainless Steel
Stainless 24 CuFt. Refrigerator with Ice
Stainless Steel Smooth Top Self Clean Range
Stainless Steel Dishwasher
Stainless Microwave over Range
Full Wall Ceramic Tile Backsplash at Range Area
Single/Double Row Ceramic Tile Backsplash at Kitchen
Window Wall
Raised Saddle Roof and Factory Built Porch
Endura Plank Flooring (per print)
Black Pickets on Front Porch
XMO-89 Utility Cabinet over Washer and Dryer Space
Stainless Steel Curved Front Farmhouse Sink

SUMMIT SADDLE ADDITIONAL FEATURES: (continued)

Black/Brushed Nickel Coilspring Gooseneck Faucet at Kitchen
Sink
Black Faucets Throughout
Black Cabinet Pulls
Black 2-Light Bath Fixture at Bath 2
Floating Island Bartop with Brushed Nickel Brackets

CUSTOMER CONTACT

Notes:
