

CAMDEN COUNTRY ESTATES

The neighborhood you've always wanted!

CAMDEN COUNTRY ESTATES STANDARD FEATURES

Strahan Construction has introduced a beautiful development with continuity of style. Camden Country Estates' homes have a European flavor, blending influences of old English and French country architecture. Combinations of shakes, stone, and brick give these homes character and charm. The look is stately and impressive.

Camden Country Estates' homes feature dramatic styling, good taste and architectural detail. Here is a list of standard features on all Camden Country Estates' homes. We also offer all the options available for homes in today's market.

Woodwork Features:

- ◆ Crown header and fluted trim on front door
- ◆ Crown molding in family room and above kitchen cabinets
- ◆ Arched cabinet over microwave
- ◆ Columns and mantel on fireplace
- ◆ Raised panel painted solid core doors
- ◆ Stained or painted interior trim

Other Essential Features:

- ◆ Executive texture ceilings, smooth walls
- ◆ 8" Poured concrete brick impression walls
- ◆ All floors glued and screwed
- ◆ Engineered floor joist system
- ◆ Granite countertop colors
- ◆ Oil rubbed bronze Delta plumbing fixtures

Energy Efficient Features:

- ◆ All homes tested for energy rating and certificate issue with HERS rating
- ◆ Zip system air barrier
- ◆ Spray foamed rim joists
- ◆ R-15 BIBS Wall insulation with smart membrane
- ◆ R-49 Attic insulation
- ◆ 96% 2 stage, variable speed furnace
- ◆ Direct vent gas fireplace with wall switch ignition
- ◆ Passive Radon system

Exterior Features:

- ◆ Pella Pro-line Clad Windows with grills on all low "E" glass windows
- ◆ 12' x 16' rear deck with black iron spindles
- ◆ Hardiplank cement board siding and LP Smart Trim
- ◆ 30 year laminated architectural shingles
- ◆ Hand-tooled exterior flatwork with cure hard sealer
- ◆ Night lighting on front elevation
- ◆ Insulated steel garage doors with openers and key pad
- ◆ Camden Woods style front elevation with steep roof pitches and special detailing
- ◆ Hand-tooled exterior flatwork with cure hard sealer
- ◆ Fiber mesh reinforcing for all concrete flatwork with saw-cut control joints for basement and garage.
- ◆ Sealed concrete driveway

Yard Features:

- ◆ Camden Country Estates Landscape Package
- ◆ Fully sodded yard
- ◆ Lawn irrigation system
- ◆ Tiling for down spout under front sidewalk

All items on this fact sheet are believed to be true, but are not guaranteed by Re/Max Opportunities or its agents. Model homes have features that are not standard on all Camden Country Estates homes

Reid Strahan: 515-964-1419

Cindy Strahan: 515-238-2698 Email: cindystrahan@mchsi.com