

CAMDEN WEST

"The Neighborhood you've always wanted!"

Strahan Construction, a design-build home builder has introduced a new community that combines high quality and affordable prices. Camden West offers large home sites, architectural design and dramatic styling. Walkouts and daylight available.

Exterior Features:

- Camden West Style Front Elevation w/Stone or Brick Accents
- Hardieplank Cement Board Siding
- 30 Year Architectural shingles with Ice Dam Valleys
- Pella Proline Aluminum Clad Windows with low "E" glass
- Double Hung Windows with Grills on Front Elevation
- Steel Insulated Garage Door with Opener and Keypad
- 12' x 12' rear deck
- Full Sod
- Camden West Landscape Package

Energy Efficient Features:

- Enviro-Dri Weather Barrier System on Exterior
- Spray foam rim joists
- BBS System R38 over finished garage space
- Ice dam membrane in valleys & around eaves
- BBS Wall insulation system
- CertainTeed's "Smart Membrain"
- R-49 Attic Insulation
- R-15 Wall insulation
- Honeywell fresh air intake
- 95% High Efficiency Furnace and 14 Seer Air Conditioner
- Programmable Thermostat
- Direct vent gas fireplace
- Energy Efficient Dryer Vent

Also Included:

- Construction Engineers building your home
- On-staff plan designer
- Design custom builder (we give allowances)
- Long-term relationships with subcontractors
- Builder warranty in writing
- Full set of blueprints and key during construction
- Electric walk-through
- Trim walk-through
- Final walk-through
- Each home has individuality Dramatic styling
- We live, where we build

Interior Features:

- Granite throughout
- White Kitchencraft Full Overlay Kitchen Cabinets with 3 Piece Crown Molding
- Rollout waste, built-in fridge, staggered cabinets
- GE Stainless Steel Appliance Package
- Water Line to Fridge
- Can Lights in Kitchen
- Laundry Room Cabinets
- Pedestal Sink in Powder Room
- Engineered wood floors with hand scraped finish in Entry, Kitchen, Dinette, Powder Room
- Ceramic Tile in Laundry/Mudroom and Bathrooms
- Delta Chrome Faucets
- Oil Rubbed Bronze Lighting and Hardware (cabinet and door)
- 2 Ceiling Fans
- 3 Phone and 3 Cable outlets
- Raised Vanity in Master Bath
- Columns and Mantle on Fireplace
- Executive Texture Ceilings with smooth walls
- Choose one color Painted Walls and Ceilings
- Painted Woodwork and doors
- Wood end caps on stairways
- Crown Header on Front Door

Engineering and Miscellaneous:

- Engineered floor system
- Single Pella Proline window with metal window well in basement
- 200 Amp electrical panel with 32 circuits
- Watchdog waterproofing on foundation walls (5 year warranty)
- Cure Hard Sealer on exterior flatwork
- Passive radon system
- 50 gallon hot water heater

Julie Mozena REALTOR, CRS, ABR, GRI
www.Facebook.com/JulieMozenaHomes
515.480.7356 juliemozena@dsmhomes.com

RE/MAX Real Estate Group
6600 University Avenue
Des Moines, IA 50324