

# Waddell Homes

*THE SABLEWOOD- \$274,800*

*All Brick Ranch.*

*All Rooms Down Except for Unfinished Bonus Up, Master Bedroom, Bedrooms 2 & 3, Study, 2 Baths, Dining Room, Great Room, Kitchen and Breakfast Room, and Laundry Room, 2 Car Garage and Covered Patio - Sod and Irrigation in Front Yard*



## RIVERWOOD



### Features and Facts

- ❖ *Hardwood –Foyer, Dining Room, Kitchen, Breakfast Room, Powder Room, and Halls*
- ❖ *Ceilings Heights are 9' throughout first floor*
- ❖ *Quality® 36" Seacrest Birch Kitchen Cabinets with European Faucet and Vanities with Cultured Marble Tops. Kitchen Tops in Granite.*
- ❖ *All bedrooms are on First Level.*
- ❖ *Unfinished Stairs & 2<sup>nd</sup> floor Bonus Room.*
- ❖ *Dexter by Schlage® interior and exterior door locks w/handle set at front entry*
- ❖ *Finished 2 car garage with raised panel garage doors and ½ hp opener with 2 remotes*
- ❖ *Ceramic Tile floors in all baths, & the Laundry*
- ❖ *Ceiling fan wiring in All Bedrooms, Great Room & Covered Patio*
- ❖ *Structured Wiring System for Phones and Cable – Home Specialties System*
- ❖ *Master Bath Featuring a Walk-in Closet, Two Vanities, Acrylic Corner Soaking Tub, Shower, & Ceramic Tile Floors*

- ❖ *Lennox® Gas Heating and Air System; 13 Seer efficiency.*
- ❖ *Superior by Lennox® Direct Vent gas fireplace with marble surround*
- ❖ *Whirlpool® Appliance Package*
- ❖ *King® 6-panel Steeld Front Door with Transom above*
- ❖ *Silverline by Anderson® Vinyl Single Hung, Tilt Out Windows With Screens*
- ❖ *Vinyl/Aluminum trim and soffit system*
- ❖ *Standard Landscape Package-Sod and Irrigation in Front yard*
- ❖ *1 Piece Crown and Chair Rail in Dining Room*
- ❖ *1 Piece Crown on Outer Master Bedroom Walls and decorative Clover Molding on Master ceiling.*
- ❖ *1 Piece Crown in Foyer & Great Room*
- ❖ *3 ¼ inch casing and min. 5¼ inch base*
- ❖ *Plus much more - see specification sheets*

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## WADDELL HOMES

2243 A Ebenezer Road Rock Hill, SC  
 (803) 985-4160 (Office) or 803-242-4295 (Cell)  
 \*All prices subject to change without notice 10/08

## Approximate SF:

Heated Area	1969	Covered Patio	175
Garage Area	515	Optional Bonus	286
Front Porch	70		

## THE SABLEWOOD

