

# Waddell Homes



*SANDERSON – Brick Elevation with Stone Accent, Three Bedrooms, 3 ½ Baths, Dining Room, Family Room, Bonus/4<sup>th</sup> Bedroom, Kitchen and Breakfast Room, Laundry Room, 2 Car Garage, Patio, Screened Porch and Crawl Space*



*Lot 116 at Waterford Glen-\$509,650*



## Features and Facts

- ❖ *Southern Living® Custom Builder Program*
- ❖ *Hardwood - Foyer, Dining Room, Family Room, Kitchen, Breakfast Room, Powder Room and Downstairs Halls*
- ❖ *Ceilings Heights Vary Due to Vaults and Trays but there are Minimum of 9' on First Floor and 8' on Second*
- ❖ *Quality® Manchester 42" Kitchen Cabinets, Vanities, & Granite Tops in Kitchen*
- ❖ *Master Bedroom Suite With Tray Ceiling*
- ❖ *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*
- ❖ *Ceramic tile backsplash in Kitchen*
- ❖ *Master Bath Featuring two Walk-in Closets, Two Vanities, Ceramic Tile Shower, Floors, & Soaking tub with Ceramic Tile deck*

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- ❖ *Trane® Gas, Dual Zone Heating and Air System; 13 Seer efficiency*
- ❖ *Majestic® ventless gas fireplace with marble surround*
- ❖ *Sears® Appliance Package*
- ❖ *Thermatru® Fiberglass Insulated 6-Panel Front Door with Sidelites*
- ❖ *Atrium® 450 Series Vinyl Double Hung, Tilt Out Windows With Screens-Low "E"*
- ❖ *Hardiplank® Trim and Soffit System*
- ❖ *Landscaping-4000 SF of Sod and Irrigation in Front Yard- \$2000 Plant and Mulch Allowance*
- ❖ *Scored Concrete Patio and Screened Porch*
- ❖ *Structured Wiring System for Phones and Cable - Comporium System*
- ❖ *2 Piece Crown and Chair Rail in Dining Room with Picture Box Molding*
- ❖ *1 Piece Crown on Outer Master Bedroom Walls, Breakfast, Great Room,, Down Halls, and Foyer*
- ❖ *7 ¼ inch baseboard and 3 ¼ inch 460 casing*
- ❖ *Plus much more - see specification sheets*

## WADDELL HOMES

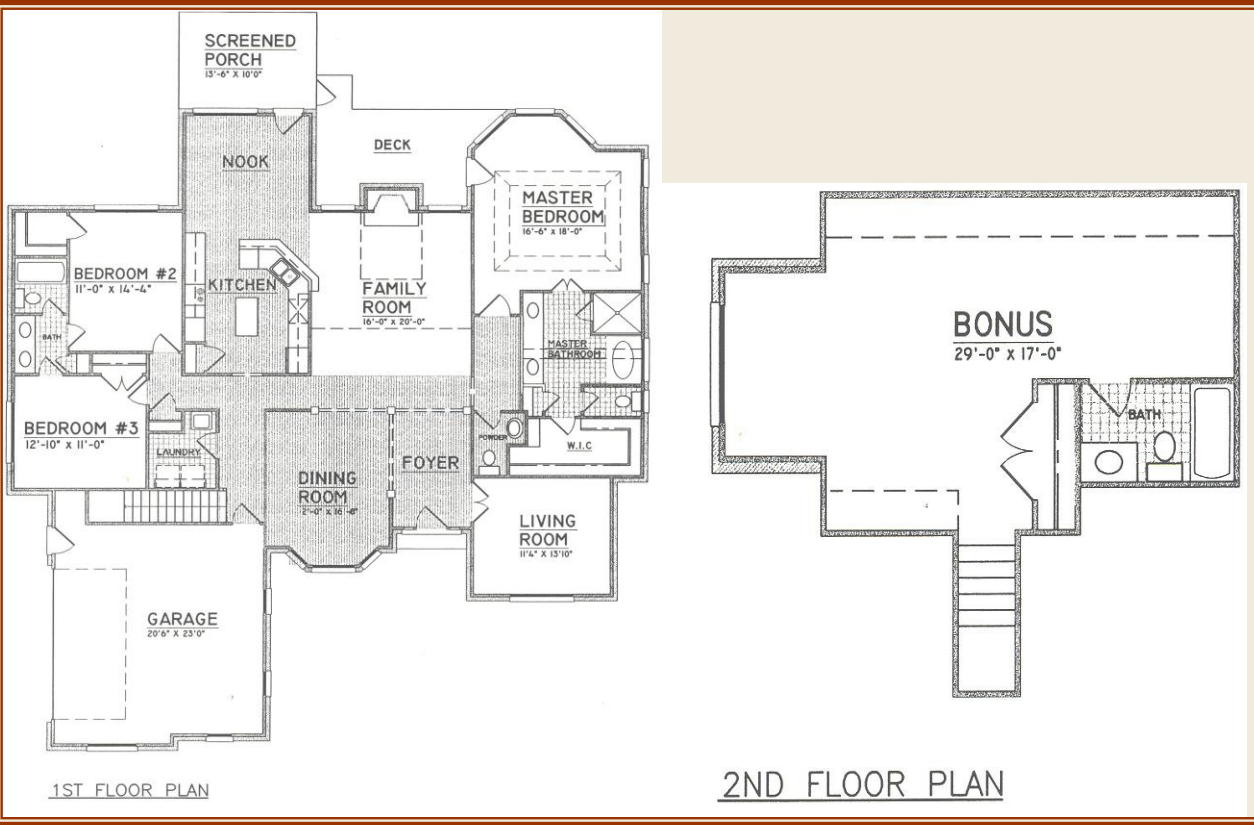
2243 A Ebenezer Road Rock Hill, SC  
(803) 985-4160(Office) or 803-242-4295 (Cell)  
-All prices subject to change without notice-

## Approximate SF:

Heated Area	2957	Patio	215
Garage Area	525	Screen Porch	130

5/05/09

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**FLEXIBLE**

