



BUILDING & DESIGN CORPORATION

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buildwithck.com

# The "Madigan Grace II"

from **\$383,718.00**  
+ homesite



Here is a re-design to our classic Madigan Grace. It's a side-load style with large porch.

There's plenty of curb-appeal with this traditional craftsman style home .

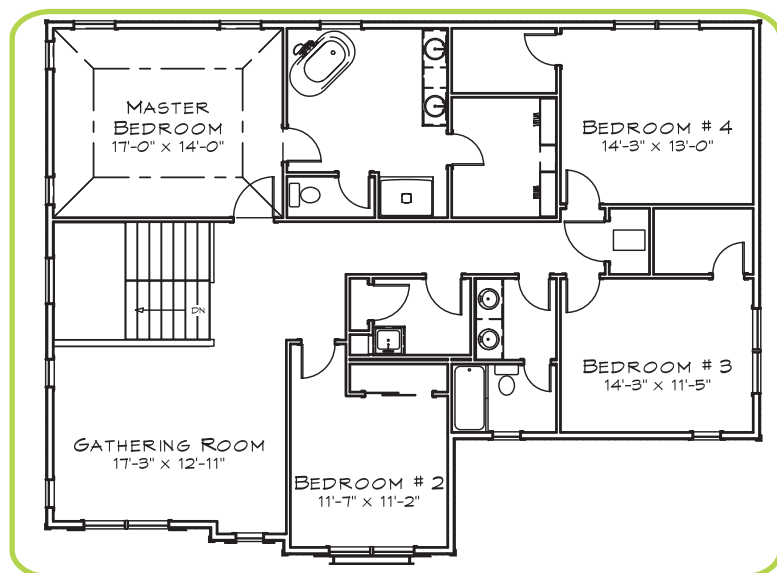
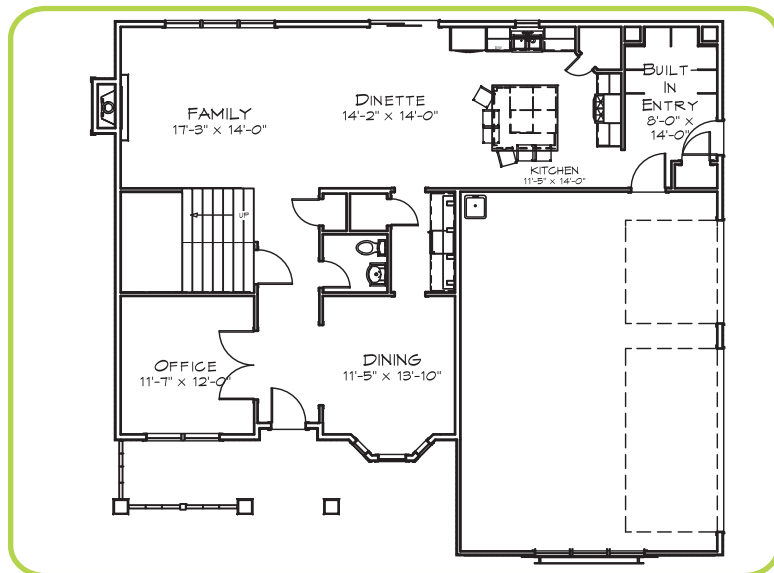
Walking through the front-door, the large open foyer welcomes both guests and family into it's spacious interior. Featuring a flexible room which can serve as an office, living room, or family den on one side and a formal dining room to gather with family and friends.

As you explore the home , one thing becomes clear - this home is excitingly packed with amenities. A large open family room and large kitchen with island make dinner parties or a get-together a breeze. Four bedrooms

and a gathering room leave plenty of private space for the family, and for the owners, a large tray master bedroom leads to the master bathroom, which features a large walk-in closet, separate spa tub and shower, and dual vanities.

This home was designed to create minimum wasted space in construction. After we completed the drawings, *We nailed it!*

**Additional Concepts Include: Two-Story Family Room, 3rd Full Bathroom on 2nd Floor, Grilling Porch on Main Level, Main Floor Laundry Room, Multiple Exterior Elevations and Many Additional Custom Options.**



## we build on your lot...or ours!

Elevations shown do have some options portrayed. CK Building and Design is an equalhousing company. Contact CK Building and Design Corporation for more information about these homes. Home designs are copyright CK Building and Design Corporation. No reproduction allowed.



# Quality Standard Selections

CK Building and Design Corporation's homes are built with distinctive quality construction, gourmet kitchen features, top of the line bathroom amenities, and other creative and innovative features. Browse through our standards listed below.

## Exteriors

- Stone or Brick Exteriors per print
- High Strength Double-4 Dutch Lap Vinyl Siding
- Architectural 30-Year Dimensional Shingle
- High Efficient Foundation Insulation Blanket on interior concrete walls
- Oversized Low-E/Argon Filled Gas Windows and Patio Doors for Superior Insulating Values
- (2) - Exterior GFI Electrical Outlets
- (2) - Frost Proof Hose Connections
- 2 Car Insulated Garage Doors
- Premium Entry Doors
- Address Stone or Plaque
- Concrete Driveway
- Concrete Patio (14' x 14') per plan
- Exterior Concrete Sealed for Longevity and Durability

## Structural Detail

- 200AMP Electrical Service
- Poured Concrete Foundation with Exterior applied Damp Proofing Sealant
- **2 x 6 Exterior Walls**
- **Zip-Wall Structural 1 Sheathing**
- R-19 Exterior Wall Insulation with Anti-Air-Infiltration System
- Sound Proofing all bathroom common walls and bedroom common walls
- Exterior and Interior Walls 16" On-Center
- Floor Joists Calculated to Exceed Code Requirements - 16" On-Center
- **Advantech Subflooring** glued and nailed with Limited Lifetime Warranty (30% stronger than traditional OSB Subflooring).
- Contractor Framed Roof 16" On-Center
- Re-Inforced Window Exterior Sealing System
- 92% + "Carrier" Brand Name Heating Equipment
- 13 - Seer "Carrier" Brand Name Air Conditioning
- 50 Gallon High Efficient Quick Recovery Hot Water Tank
- HERS Rating for Lower Energy Bills
- Mechanized Air Exchange System for HERS Rating
- 9' First Floor Walls
- 8' Second Floor Walls
- All Drywall Glued and Screwed
- 5/8" Drywall in Garage
- Easy Care Wire Shelving
- All Hot and Cold Plumbing Installed in **Copper**

- All Vents Exhausted to Exterior

## Kitchens and Bathrooms

- Choice of Quality Cabinetry
- Choice of Stains Included
- Ge Microwave with Hood, Dishwasher and 1/3 Horsepower Garbage Disposal
- Stainless Steel Drop-In Double Bowl Kitchen Sink
- Stainless Steel Pull-Out Kitchen Faucet
- **Granite** Counters in Kitchen
- Pedestal and Toilet in Powder Room (per plan)
- Raised Vanity Heights in Master Bathroom
- Double Bowl Sinks in Master Bathroom per Model
- Marble Counters with Integral Bowls in baths
- Delta Leland Chrome Faucets
- Oversized Tub in Master Bathroom (per plan)
- Stand-Up Shower in Master Bathroom (per plan)
- Plate Glass Vanity Mirrors
- Ceramic Tile in Bathrooms and Laundry Rooms
- Hardwood Flooring in Kitchen

## Interior Details

- Solid Core Interior Primary Doors
- 6 Panel Door Styles
- Choice of Interior Paint Colors
- Nickel Door Hardware
- 4 1/4" Traditional Base Trim throughout
- **Heatilator Gas-Burning Fireplace** with Electronic Ignition for Higher Efficiency
- Raised Fireplace Hearth with Designed Wood and Stone Surround
- All Bedrooms Wired for Ceiling Fans
- Generous Light Fixture Allowance per Model
- Hardwood Flooring in Entry, Kitchen, Main Floor Hall, and Powder Room

CK Building and Design Corporation offers many opportunities for additional personal touches. Is there something you have always wanted, please let us know so we can incorporate your ideas into your new home.