



419.705.1091
www.HomesByJoshDoyle.com

The Omaha - Brookside

3310 Square feet

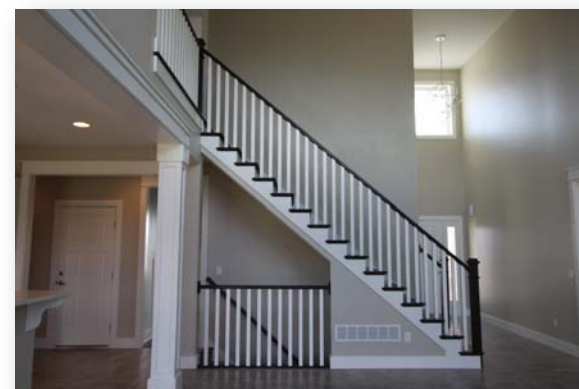
1.5 Story

4 Bedrooms

4 Bath



True Custom, from design to finish. A lasting quality investment.



COPYRIGHT - JA DOYLE LLC



419.705.1091
www.HomesByJoshDoyle.com

Standard Features

Exterior

- Certainteed Landmark Limited Lifetime Dimensional Roof Shingles
- Mastic Builder Professional Series Vinyl Siding
- Anderson 200 Series, Tilt-Wash Insulated Double Hung Windows
- Therma-Tru Fiberglass Insulated Doors
- Clopay R-13 Insulated Garage Doors (w/ Lift Kit and Remote)
- Continuous Ridge Vent for Attic Ventilation
- Alco Downspouts and Seamless Gutters (Color Keyed)
- Waterproofing on all Basements + R-10 Foam Insulation
- Water & Ice Guard on all Roof Valleys & Eave Ends

Inside Finish

- Doors & Trim Priced per Customer's Preference
- Schlage Satin Nickel Colored Door Knobs
- Debut Cabinets w/ Hi-Low 36" & 42" Wall Arrangements
- Sherwin Williams Super Paint
- 1/2" Drywall on all Walls & 5/8" on Ceilings
- Garbage Disposal (1/2 Horsepower Insinkerator)
- ClosetMaid Shelving
- Granite at Builder Cost
- Cathedral Ceilings on all Ranch Designs
- Framed Arch-Ways on all Non-Cased Openings

Structural Features

- All Walls 2"x4" Finger Jointed Premium Studs 16" on Center
- 2x10 and I-Joist 16" on Center construction
- All Structure Wood is Weyerhaeuser Patented Exterior Grade
- 1/2" Structure Wood on Roof
- 7/16" Structure Wood on Walls
- 3/4" Gold Board Premium Subfloor Decking (Lifetime Warranty when used with I-Joists)
- 4000 PSI Concrete with Fibermesh

Plumbing & HVAC

- Alco Cultured Marble Vanity Tops
- Aker 5'0" Fiberglass Tub/Shower Unit
- Mansfield Stools
- Delta Fixtures (Allowances Available)
- Washer Hook-up & Dryer Vent
- Carrier and / or Trane 95% Gas Furnace
- 50 Gallon Bradford White Water Heater (Gas or Electric)
- Sump Pit w/ Pump
- Softener Rough-In (Well Water Homes Only)
- 2 Outside Frost Proof Water Spigots
- Central Air Conditioning

Electrical

- Smoke Alarms & Carbon Monoxide Detectors in Hallways & All Bedrooms (or Per Code)
- 200 amp Panel
- 1 Each: Range Circuit, Clothes Dryer Outlet, Washer Outlet
- NOTE: Kitchen & Bath Outlets to be Ground Fault Interrupt
- Cable & Phone per Design
- 6 Recessed Can Lights in Kitchen
- 1 Recessed Light at Kitchen Sink
- 2 Outside Electrical Outlets
- Exhaust Fans in Baths
- Recessed Can Lights in Hip Returns & Outside Corners

Beyond our Competition

- 1 Year Fit and Finish Warranty
- Allowances per Customer's Preference
- All Homes are Designed by Josh in 3D
- All Designs and Alterations are Free!



419.705.1091
www.HomesByJoshDoyle.com

Special Features

Features

- 3 car garage
- Concrete driveway
- Custom built in locker system
- Open tread solid wood staircase with Juliet balcony
- Two story foyer and great room
- Craftsman styled interior & exterior doors
- Craftsman styled base board & trim package
- Ceramic tile throughout foyer and kitchen
- Solid wood floors in dining room
- Brushed nickel accents throughout home
- Two story custom gas fireplace in great room
- Extra large laundry with exterior entry
- Basement plumbed for extra full bath
- Espresso stained kitchen cabinets
- Granite countertops in kitchen
- Marble backsplash in kitchen
- Stainless steel appliances minus the refrigerator
- Large two tiered kitchen island
- Large first floor master retreat
- Custom tiled shower in master with Euro glass
- Large walk in closet
- His and hers sinks
- Soaking tub
- Guest bedroom #1 has en suite
- All bedrooms have oversized closets
- Large bonus room

**Pictures shown depict one example of the finishes available for this home and may not be exact **

Price

-\$ 499,000

Located at:
4590 Sunny Creek Lane
Sylvania, Oh 43560

- Sylvania School District
- Highland Elementary
- Northview High school

Room Sizes

-Master bedroom	= 13x18
-Bedroom 2	= 13x16
-Bedroom 3	= 13x13
-Bedroom 4	= 13x15
-Great room	= 17x21
-Dining room	= 13x13
-Kitchen	= 13x14
-Den	= 12x11
-Bonus Room	= 12x19

Basement Designs

This basement, like all our basements, is not cut up with Ugly Beams, poles, duct work etc. It is designed for future finishing, saving you \$1000's in the long run.