



140 BUTLER FALLS ROAD, MANKATO

3544 TOTAL SF, 3 BR, 2 BA, 3 STALL GAR, UNFINISHED BSMT, CREEKSIDE LOT

\$825,000

INCLUDES LOT

FIONA PLAN 1SB-1772A-3C1

Pricing, specifications and terms may not be current and are subject to change without notice, Renderings are for illustrative purposes only and may show features/options not included in the price or available for an extra cost. Plan square footages and room dimensions may vary according to the elevation and plan selected. Contact R Henry Construction, Inc for more information.

FIONA PLAN (3 STALL)

PLAN DETAILS

Total living area	3544 sf
1 st Floor	1772 sf
Basement	1772 sf
Garage	913 sf
Front Porch	122 sf
Deck	248 sf
Bedrooms	3
Bathrooms	2
Width	64' 8"
Depth	61' 4"

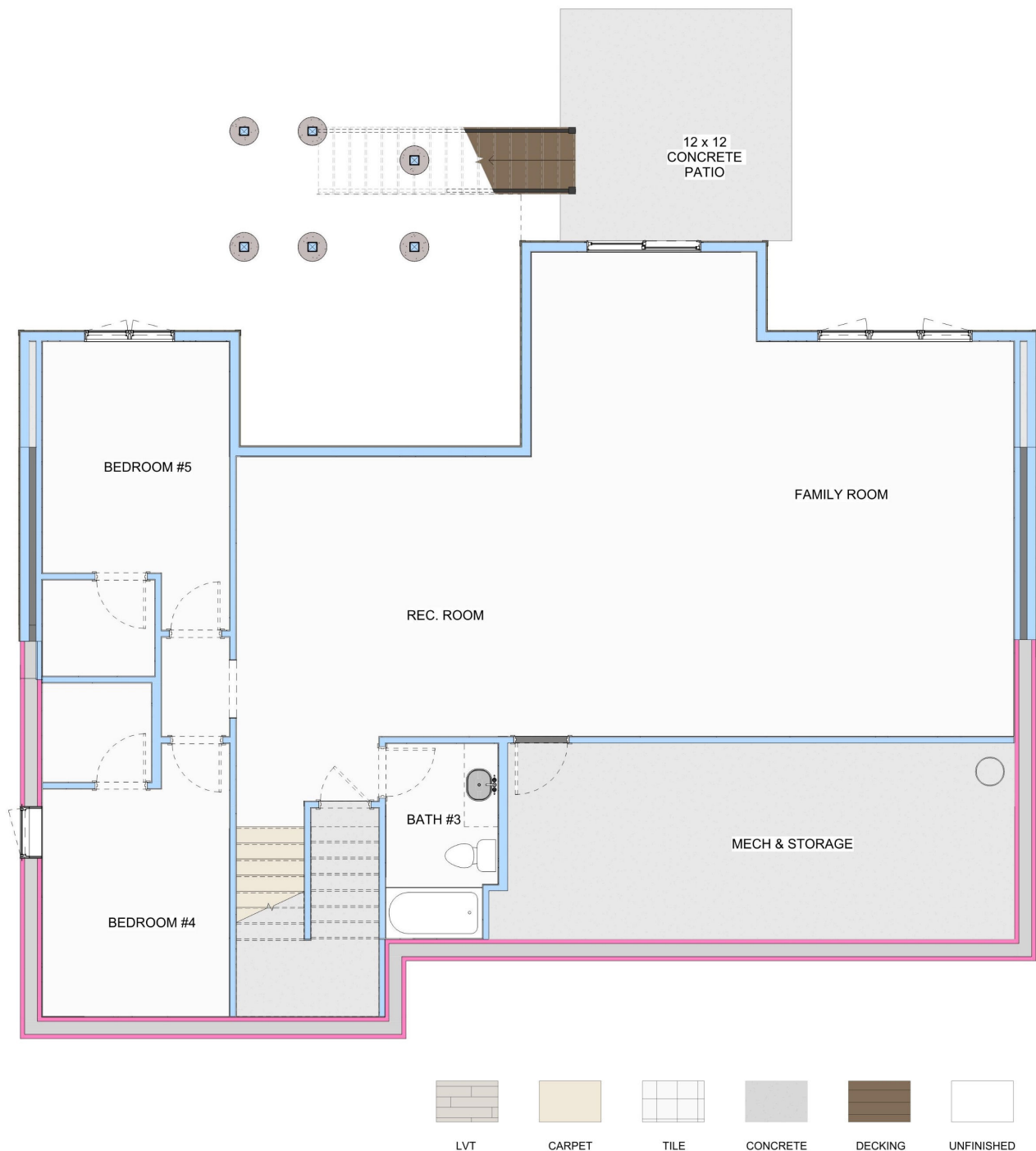


MAIN FLOOR LAYOUT (BASE)

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BASEMENT LAYOUT (BASE)

STANDARD FEATURES (FIONA PLAN)

- JAMES HARDIE PREFINISHED FIBERCEMENT SIDING AND SOFFIT/FASCIA
- MARVIN WINDOWS
- 9' BASEMENT WALLS
- DRYWALL WITH FIRETAPING ON GARAGE WALLS & CEILING
- INSULATED GARAGE AND OVERHEAD DOORS
- 3 9'x8' OVERHEAD DOORS
- 9' CEILINGS ON MAIN WITH A RAISED CEILING IN GREAT ROOM
- MAIN FLOOR LAUNDRY WITH SINK
- FULLY TILED SHOWER WITH BENCH IN PRIMARY BATH
- FULLY TILED FLOOR IN PRIMARY BATH
- WALK IN CLOSET IN PRIMARY BEDROOM
- SOLID CORE INTERIOR DOORS
- QUARTZ COUNTERTOPS IN KITCHEN AND PRIMARY BATH
- TILE KITCHEN BACKSPLASH
- FIREPLACE WITH CUSTOM SURROUND
- PROFESSIONALLY SELECTED LIGHT AND PLUMBING FIXTURE PACKAGE
- PROFESSIONALLY DESIGNED EXTERIOR
- PREFINISHED FIBERGLASS FRONT ENTRY DOOR
- SMOOTH WALLS WITH KNOCKDOWN TEXTURE CEILINGS
- GUTTERS IN SELECT LOCATIONS
- CONCRETE DRIVEWAY, SIDEWALK, PATIO AND SERVICE DOOR PAD
- ROCK LANDSCAPING AROUND HOUSE
- GARBAGE DISPOSAL
- 2 EXTERIOR SPIGOTS
- HIGH EFFICIENCY FURNACE, CENTRAL A/C AND AIR EXCHANGER
- WIRE CLOSET SHELVING
- STAINLESS STEEL APPLIANCE PACKAGE (RANGE, WALL OVEN, WALL MICROWAVE, DISHWASHER AND UNDER CABINET VENT)

UPGRADES INCLUDED (140 BUTLER FALLS RD - FIONA PLAN)

STRUCTURAL

- 3 STALL GARAGE
- WALKOUT BASEMENT TO BACKYARD CREEK
- GAS LINE OUT TO THE GARAGE
- ELECTRICAL AND PLUMBING BASEMENT ROUGH IN
- ICF BASEMENT WALLS
- DRYWALL ON WALLS IN BASEMENT
- FULL GUTTERS WITH TILED DOWNSPOUT

EXTERIOR FACADE

- UPGRADED OVERHEAD DOORS

INTERIOR DESIGN

- DESIGN PACKAGE: COZY COASTAL
- TILE WALLS OVER TUB IN SECONDARY BATH
- CUSTOM GLASS IN PRIMARY BATH
- QUARTZ KITCHEN SINK WITH FINISH UPGRADE TO MAIN FAUCET
- UPGRADED LIGHT FIXTURE PACKAGE
- GREAT ROOM BOOKCASES
- HOOK WALLS IN BACK ENTRY
- WALLPAPER UPGRADE
- CUSTOM WALL TREATMENT IN FRONT ENTRY

LANDSCAPE

- SHRUBS AND PERENNIALS IN LANDSCAPE AROUND HOUSE
 - 2 TREES ADDED TO YARD
 - CUSTOM DESIGNED FIREPIT/PAVER PATIO WITH SEATING WALL
 - SOD ENTIRE YARD
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