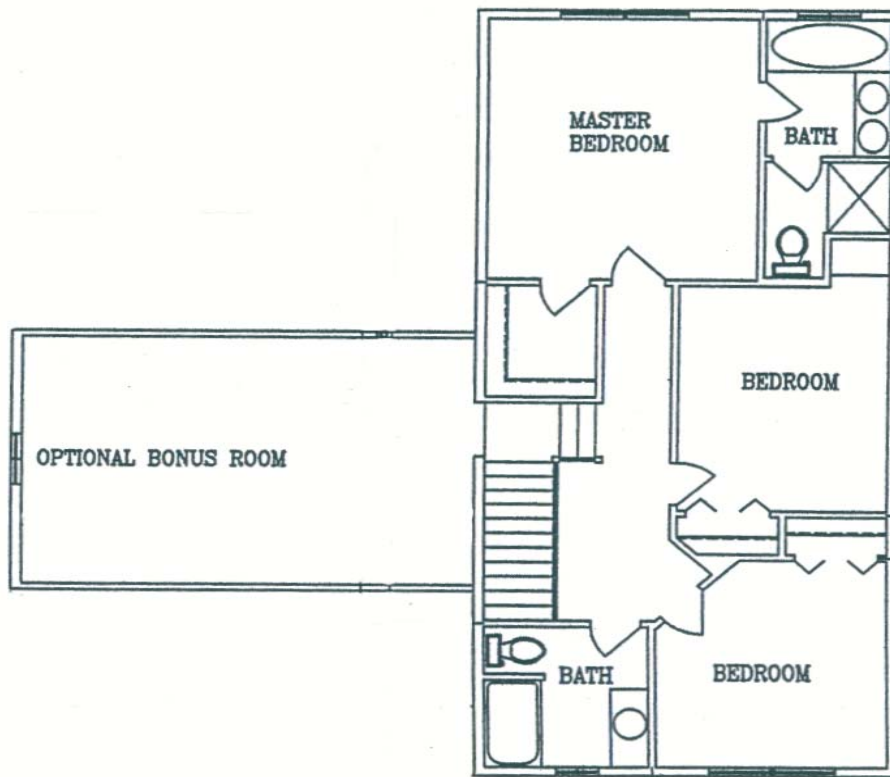
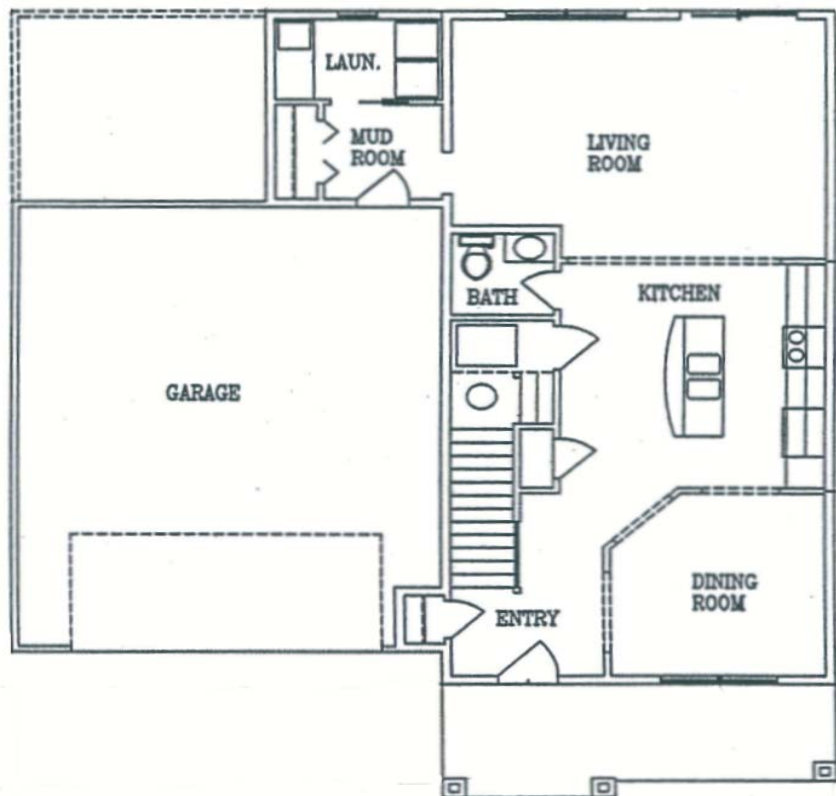


PERSIMMON



Three Bedrooms
2 1/2 Bathrooms
Heated Master Bath Floor
9' High Walls on Entire Home
Attached Two Car Garage - Partial Brick Front
1,870 Total Sq. Ft.
Price: \$252,900* (Plus Lot)



BIGELOW-LENNON CONSTRUCTION

211 1ST Street SW Byron, MN 55920
Telephone (507) 775-7068 Fax (507) 775-6083
Minnesota License BC 2533

**Patio Home Model #2
Persimmon**

**Specifications to Build a 1,870 Sq. Ft. Patio Home
With a 2-Car Attached Garage at
The Highlands of Zumbrota Second
Golden Bear Lane, Zumbrota, MN**

EXCAVATION PLUS LOT PREPARATION

All necessary excavating and rough grading
Back filled with washed gravel
City sewer and water hookups
Finish grading
Fully sodded lot
Landscaping as per plans

SLAB ON GRADE (WITH FOUNDATION)

8" x 18" continuous concrete footings
8" block walls below grade
4" concrete main floor
4" concrete garage floor with re-rod

MAIN STRUCTURE

Certainteed Landmark 30 year shingles
½” OSB roof sheathing
Engineered roof trusses, 24” on center
9’ high walls on entire home
2” x 6” exterior walls with 7/16” OSB sheathing
Sheet rock walls smooth taped and sheet rock ceilings with spray texture
Vinyl siding, aluminum soffit and steel fascia
Vinyl shakes on front gables
10/12 roof pitch
Partial stone front as per plan
Gutters with down spouts
Sheet rocked garage (walls and ceiling)

INSULATION

Insulation meets or exceeds 2000 Energy Code

WALLS

5 ½” friction fit fiberglass insulation
4 mill vapor barrier
Tyvek house wrap, air infiltration barrier
Garage walls insulated with 3½” friction-fit fiberglass insulation

CEILING

14” blown fiberglass R 40 or more
6” fiberglass at truss heel

WINDOWS AND DOORS

Marvin Integrity casement windows with screens
Marvin patio door in living room
Smooth Star fiberglass front entry door with sidelights
3 – Steel insulated entry doors with deadbolt locks
1 – Steel insulated garage double door
1 – Window in garage
Schlage lock sets
16’ x 7’ steel raised panel insulated overhead garage door with opener and keypad

ELECTRICAL

150 amp electrical service
Wired to state code
GFI in garage, kitchen, bath, and exterior
Heated master bath floor
Electrical outlet for garage door opener
3 – Exterior electrical outlets
Smoke detectors
Doorbell and chimes
220 hookups for range and dryer
4 – Phone outlets
4 – Cable outlets
4 – Garage wall outlets
All fixtures as per lighting plan layout

HEATING

Carrier natural gas forced air furnace (high efficiency)
Central air conditioning
Digital thermostat
Vented bath fans (continuous operational)
Vented above-the-range microwave (microwave in appliance package)
Dryer vent

PLUMBING

50 gallon water heater (high efficiency, direct vent)
Full bath main with white fixtures, fiberglass tub and shower bay
Owners bath with white fixtures, fiberglass shower bay
Corner whirlpool with ceramic tile surround
2 – Exterior water spigots
Single lever Moen faucets
Premium double stainless steel kitchen sink with pull out faucet
Plumbed for water softener, hard to exterior and kitchen cold
Floor drain in utility room
Dishwasher hookup
Garbage disposal
Laundry tub
Ice maker line

INTERIOR FINISH

Colonial oak casing and base
Oak jambs on bifold doors
Oak flush doors
Oak skirt boards
Oak stair rail
Shulte wire shelving
Cabinetry and tops as per cabinet plan
Flooring as per flooring plan
Interior wall paint roll primed, and finish coated (one color standard flat)
Touchup before closing
Flat mirrors width of vanities

GENERAL

Home to be built to Category I standards for Minnesota Energy Code
Lawn irrigation system
Concrete step and walk to driveway
22' concrete drive with approach
Appliance package A, includes electric stove, refrigerator, microhood, and dishwasher
Backing beside windows for draperies
Final clean before closing
All permits
All insurance
All construction loan costs
Standard homeowners association
Front porch with stone columns and railing
Heated master bath floor
Bonus room above garage insulated, sheet rocked and with rough-in heat and electrical

PRICE

\$252,900.00

Bigelow-Lennon Construction

211 1st Street SW, Byron, MN 55920

BC-2533

Persimmon (#2) Standard House

Available Options

Cabinets

Aristokraft Landon maple recessed panel cabinets and standard oak Princeton trim included in standard house.

Doors and Interior Trim

Oak six-panel doors with standard Princeton trim + 4,095.00
Maple six-panel doors with standard Princeton trim + 8,285.00

Flooring

Heated floors (ceramic tile): entry, main bath, laundry+ 815.00

Fireplace

Fireplace with \$1,000 surround + 4,410.00

Ceiling

Knock-down ceiling + 1,835.00

Bathroom

Ceramic shower..... + 2,030.00
Glass shower door + 930.00

Plumbing

Moenstone sink + 340.00
Water softener (metered) + 930.00

Electrical Fixtures

Standard ceiling fan/light with combination variable speed/dimmer switch + 300.00
Security system (basic) + 1,160.00
Extra phone or cable + 47.00

Persimmon (#2) Standard House

Available Options (continued)

HVAC

13 Seer air conditioner	+ 815.00
Air exchanger/return	+ 2,060.00
April Air Humidifier	+ 495.00
Garage heater	+ 1860.00

Garage

Insulate garage ceiling to R-20	+ 290.00
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Miscellaneous

Basement package (unfinished)	+ 19,000.00
Standard storm door (installed)	+ 465.00
Finish bonus room available	