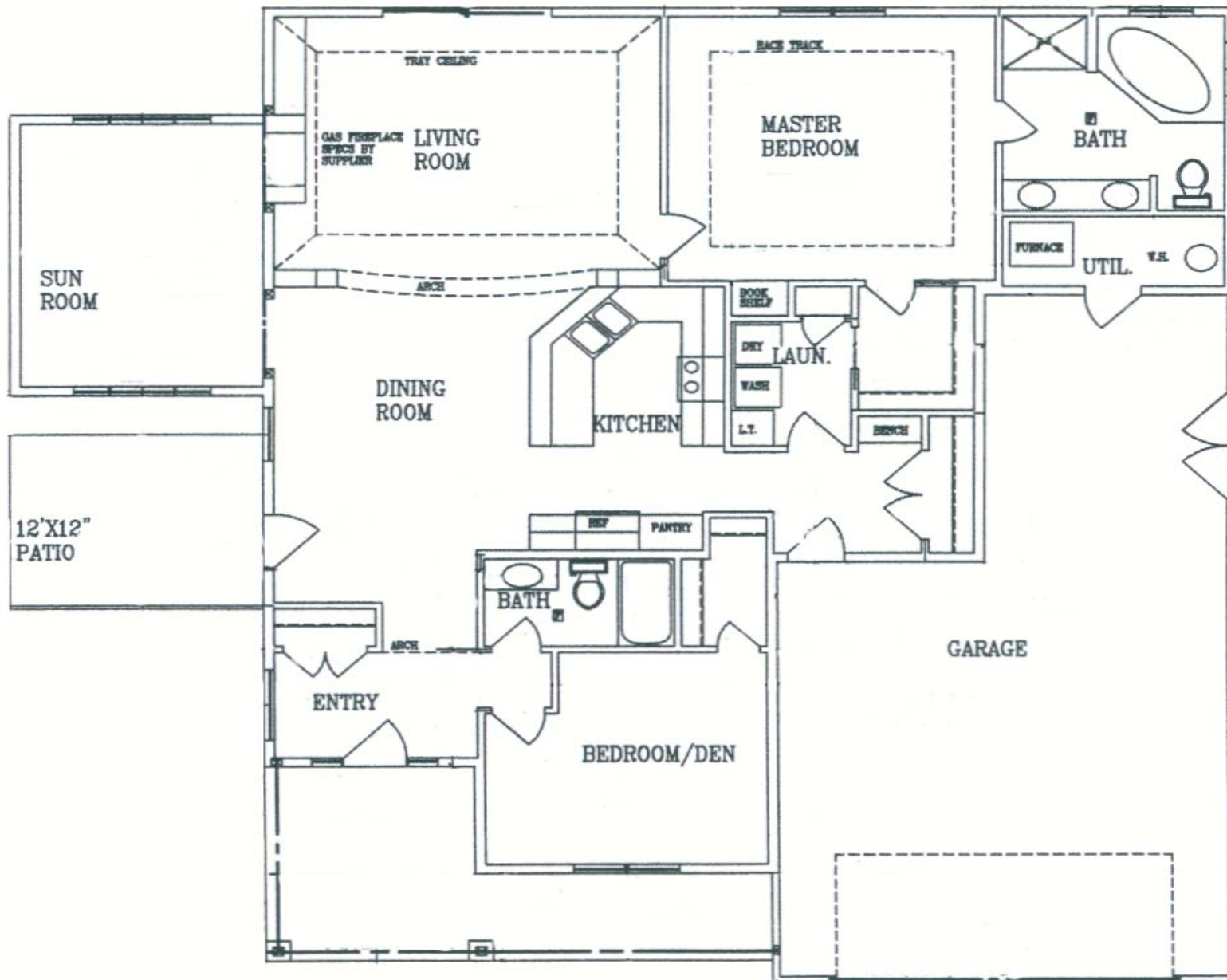


# STABLEFORD



Cathedral Ceilings in Sunroom  
Heated Master Bath Floor  
9' High Walls on Entire Home  
Attached Three Car Garage - Partial Brick Front  
1,825 Total Sq. Ft.



# BIGELOW-LENNON CONSTRUCTION

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

---

## **Patio Home Model #1 Standard Stableford Slab on Grade**

---

**Specifications to Build a 1,825 Sq. Ft. Patio Home  
With a 3-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  
Cathedral ceilings in sunroom  
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  
6/12 roof pitch  
Partial stone front as per plan  
Gutters with down spouts

---

## **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

## **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  
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 soaking tub 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  
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 B or C, 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  
12' x 12' grilling patio off dining room  
Heated master bath floor

---

# Bigelow-Lennon Construction

211 1<sup>st</sup> Street SW, Byron, MN 55920

BC-2533

## Stableford (#1) Standard House

### Available Options

#### Cabinets

Aristokraft Oakland or Sinclair Birch included in base	
Landon Series maple recessed panel .....	+ 1,400.00
Custom alder raised panel (with formica tops) .....	+ 7,650.00
Granite tops (kitchen) .....	+ 4,350.00
Living room built-ins (around fireplace) Oakland Series .....	+ 2,100.00
Laundry wall cabinets .....	+ 650.00
Laundry tub base cabinets and top .....	+ 320.00

#### Doors and Interior Trim

Oak six-panel doors with standard Princeton trim .....	+ 2,400.00
Poplar six-panel doors and trim (stained to cherry) .....	+ 3,700.00
Maple six-panel doors and trim .....	+ 4,790.00
Painted six-panel doors with wider custom trim .....	+ 6,035.00
Cherry six-panel doors and trim .....	+ 5,835.00
Alder six-panel doors and trim .....	+ 6,050.00

#### Flooring

Heated floors (ceramic tile): foyer, main bath, Mud room, laundry room .....	+ 815.00
---	----------

#### Fireplace

One-sided fireplace with surround .....	+ 4,525.00
Two-sided fireplace with surround .....	+ 5,800.00

#### Columns

Two square columns on top of half-high wall .....	+ 460.00
---	----------

#### Ceiling

Knock-down ceiling .....	+ 1,615.00
Tray ceiling in living room .....	+ 1,050.00
Race track ceiling in master bedroom .....	+ 870.00

#### Bathroom

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

## Stableford (#1) Standard House

### Available Options (continued)

#### **Plumbing**

Plumbing fixtures (as in BL-204) .....	+ 945.00
Jetted tub .....	+ 700.00
Moenstone sink .....	+ 340.00

#### **Electrical Fixtures**

Electrical fixtures (as BL-204) .....	+ 1,340.00
Standard ceiling fan with light installed .....	+ 270.00
Extra phone or cable .....	+ 47.00

#### **HVAC**

13 Seer air conditioner .....	+ 1,045.00
Air exchanger/return .....	+ 2,320.00
April Air Humidifier .....	+ 495.00
Garage heater .....	+ 1860.00

#### **Appliances**

Options B or C

#### **Garage**

Insulate garage ceiling to R-20 .....	+ 365.00
---------------------------------------	----------

#### **Miscellaneous**

Basement package (unfinished) .....	+ 41,200.00
10' x 19' rear concrete patio .....	+ 755.00