



# The Sirabella

A 2-Story Plan

\*\*\*\*\*

**Build Cost (excluding Lot): high \$700 K + LL Finish**

as of 07/01/2021, Prices are subject to change



- **Energy Features Included!**
- **Saves \$Thousands/yr in Utilities**
- **2-Zone System w/ 3<sup>rd</sup> Zone in Lower Level**
- **92% Efficient furnace**
- Main + 2<sup>nd</sup> = Approx. 3,031 sq. ft. / 5 bed, 4 ½ bath
- Lower level = Approx. 1,162 sq. ft. / 1 bed, 1 bath
- Home Automation Features such as accent lights on timer.
- Impressive Façade & Open Floor Plan
- Granite / Quartz Countertops
- Luxurious Master Suite w/ Make Up Desk
- Flex Room (Mother-in-law suite) w/ Bath on Main Level
- Large Deck with Screen-in Option
- Lower Level includes Family Room, Gym & Wet Bar
- Large Patio for Outdoor Entertaining.
- Superior materials & craftsmanship such as Gold Edge subflooring, screwing off floors, Ext. SW Super Paint, 50-year Roof, etc.
- Award-Winning Builder!

