



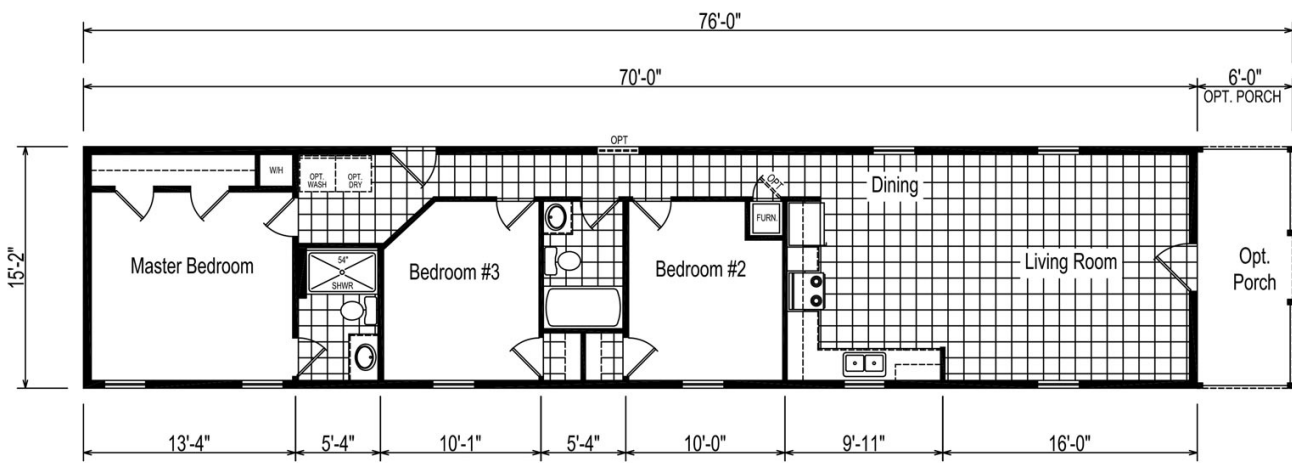
MILL CREEK ESTATES

3 BD, 2 BA, 1,260 SQFT. HOUSE (#N55)

Model number: 70S188-HS+4+6P
House dimensions: 16' x 76'
Bedrooms: 3
Bathrooms: 2
Living space: 1260 sqft.
Sale price: \$77,900
Rent for: \$1,095/mo



* Photo of similar model home. Actual home listed and being installed may vary in color and features.



ERH-70S188-H PLUS 4FT
3 BEDROOM, 2 BATH
NOMINAL SIZE: 16'x74'
TOTAL AREA: 1,061 SQ. FT.

PLAN IS SHOWN PLUS 4FT AND OPT. 6' PORCH



Quality features and great value

All new homes at Mill Creek Estates include the following standard features by Eagle River:

Construction:

- 2" x 6" Exterior Walls at 16" O.C.
- 2" x 6" Floor Joists at 16" O.C. (#2 or Better Lumber, 14' Wide)
- 2" x 8" Floor Joists at 16" O.C. (#2 or Better Lumber, 16' Wide)
- 5/8" Tongue/Groove O.S.B. Floor Decking
- Wind Zone 1 Construction
- Zone III Insulation (R12/R19/R22)
 - (Thickness and R-values listed are certified by original manufacturer at time of installation, and may be reduced due to compression in floor, wall, and ceiling cavities)
- Removable Hitches
- 3/8" Fiberboard Backing
- Vinyl Siding / Shingle Roof
- Ridge Vent Construction with Fully Vented Eaves
- 8' Flat Textured Ceilings
- 3680 Fiberglass Front Door with Sunburst and Deadbolt Lock
- 3280 - 9 Lite Fiberglass Rear Door with Deadbolt Lock
- Thermal Windows with Grids
- Deluxe Raised Panel Shutters (Front Door Side on Doubles and Hitch End On Singles)
- Decorative Gypsum Interior Panels

Floor Coverings:

- Linoleum Flooring
- 7/16" - 6 lb. Rebond Carpet Pad
- Live Wire Carpet (14' Wide)
- Carpet Bar at Transitions
- FHA Rated Carpet Available

Plumbing and Heating:

- Elongated Residential Toilets
- 60" One-Piece Fiberglass Tubs
- Deep-Well White Kitchen Sink
- China Bath Sinks
- Cross-Handle Plumbing Fixtures
- Ceramic Toilet Tank, 1.6 gal flush
- Plumbing for Washer
- Water Shut-Off Valves
- Bath Vanity Mirrors
- 40 Gal. Water Heater / Dual Element with Overflow Drip Pan
- Electric Ignition Gas Furnace
- Furnace Door
- Perimeter Heat Registers
- In-Floor Heat Duct Crossovers (Doubles)
- Center Seal at Mate Line (Doubles)



Appliances:

- 18 Cu Ft Auto Defrost Refrigerator
- 30" Gas Range

Electric & Lighting:

- 100 Amp Panel Box with 10-20 Breaker
- System Bath Exhaust Fans, 50 CFM
- Wire and Vent for Dryer
- GFI at Kitchen Counters & Bath Vanities
- Patio Lights at Front and Rear Doors with Front Door Deluxe-Type Fixture
- Exhaust Vent Fan with Light in Kitchen
- Ceiling Light Fixtures in all Bedrooms

Cabinets:

- Wood Framed Cabinet Doors with Hidden Hinges (Available in: 2 Color Tones and 3 Accents. Upgrade Cabinets & Stiles Available)
- Overhead Cabinets Lined with Center Shelf
- Deluxe Top & Bottom Trim On Overhead Cabinets
- Drawers over Doors on Kitchen Cabinets (where available)
- Base Cabinets w/Center Shelf
- Metal Drawer Guides
- Utensil Separator in Kitchen Drawer
- Formica Brand Counter Tops
- Brushed Bronze Cabinet Door Knobs
- Cabinets Over Refrigerator
- Laminate Backsplashes on All Vanities

Miscellaneous:

- Deluxe Residential Moldings in Impact Areas (Living Room, Dining Room and Kitchen / Den if applicable)
- Pre-Hung White 6 Panel Interior Passage Doors
- Satin Nickel Passage Door Knobs
- Vented Shelving throughout
- Towel and Tissue Holders in Bathrooms
- Shower Curtain in Tub Baths
- Color Coordinated Drapery Package
- Mini Blinds all Operating Windows

