



# MANOR COLLECTION

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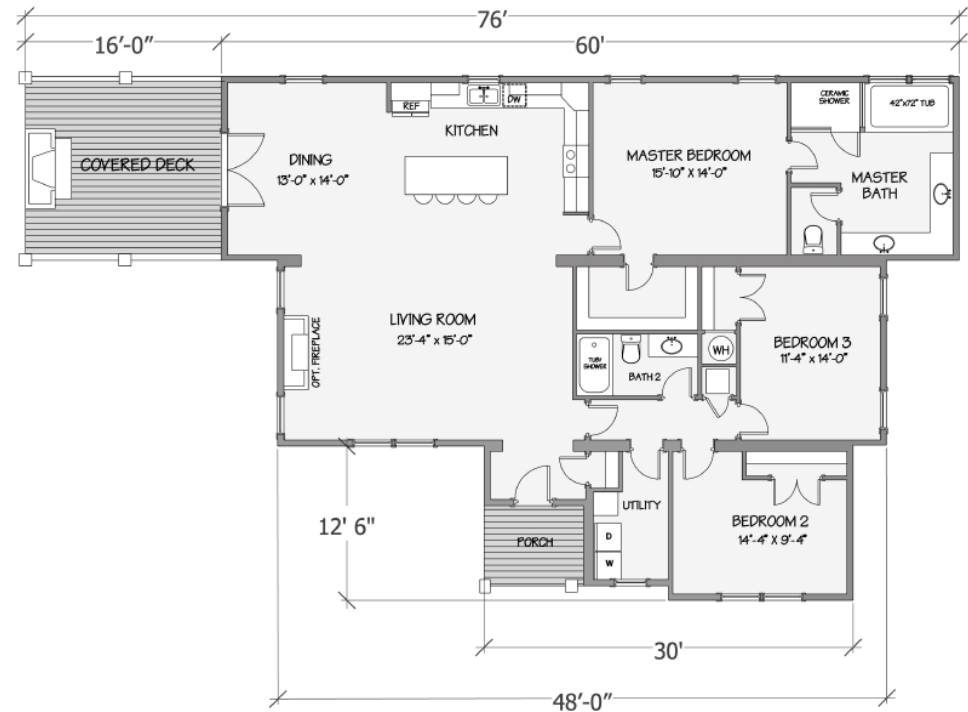
NANDINA / MODEL 5113-80-3-45



## 3 BEDROOM 2 BATH 2240 TSF / 1961 HSF

### STANDARD FEATURES

- 10-Year Limited Structural Warranty
- ½" Smooth Finished Sheetrock Walls Throughout with Eggshell Finish Paint
- 2" Faux Wood Blinds
- High Efficiency 50 Gallon Water Heater
- GFCI Protected Receptacles in Bathrooms, Kitchen and Exterior Receptacles
- Receptacle with USB in Kitchen
- Smoke Detectors in all Bedrooms and Living Areas - Interconnected to Alarm Simultaneously if any One Alarm Activates
- Exhaust Fan with Light in Baths
- Chandelier in Dining Room
- Recessed Can Ceiling Lights in Kitchen
- Surface-Mount Ceiling Fixtures in All Other Rooms
- Lights Over Bath Lavatories
- Exterior Light at Entrance Doors



### OPTIONS AND UPGRADES

- 30 Yr. Architectural Shingles
- Cemplank Lap Siding
- Clay 6/6 Windows with Grids
- Rough Sawn Pine Handrails
- 9' Sidewalls
- 8' 8 Lite Entrance Door
- Full Atrium Exterior Door w/Blinds
- Rustic Hickory Athena Kitchen Cabinetry
- Granite Kitchen Countertops
- Kitchen Ceramic Backsplash
- Bronze Pot Filler
- Undermount Double Bowl Sink w/Goose Neck Faucet
- Stainless Electric Kitchen Appliances
- Bronze Lighting Package
- 52" Ceiling Fans in LR and Master BR
- Half Stacked Stone Fireplace in LR
- Full Stacked Stone Porch Fireplace
- 5 Panel Walnut Interior Doors
- Shaw Waterproof Endura Luxury Vinyl Tile Flooring (LR, DR, Kitchen, Hall, Foyer and Baths)
- 25 oz. Carpet in Bedrooms and Closet
- Upgrade Vermont Maple Molding Package
- Ceramic Shower in Master bath
- Barn Door at Living Room to Hallway
- Marble Bath Countertops

*Franklin reserves the right to change prices and specifications without notice. Some items shown on this illustration are optional upgrades. Does not include approximately 4'-0" length for hitch.*

*Room dimensions are approximate.*



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