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## **WINTERIZED PARK MODEL**

**2 BEDROOM 1.5 BATHROOM**

**948 SQ. FT. ON A 4 SEASON ACCESS SITE!**

**LOCATION: WATERFRONT SITE 105**

**YEAR: 2023**

**MAKE: GRANDEUR OAK**

**SERVICE: 50 AMPS**

**PRICE: \$279,900**

**(plus applicable taxes)**



# Grandeur Oak Park Model Specifications

## SUPERIOR CONSTRUCTION

- 12" I Beam Frame & Hitch
- 3/8" OSB Underbelly
- 2"x10" Floor Joist w/ Single Rim Joists 16" OC
- DoubleRim Joist under Marriage wall
- 19/32" OSB Tongue & Groove Floor Decking
- Underlayment below (glued down) LVP
- 8' Exterior Sidewall Height
- 2"x6" Exterior Wall Studding, 24" OC
- 3/8" OSB Exterior Sheathing
- 7/16" OSB Roof Sheathing
- 3/12 Pitch Engineered Roof Trusses 24" OC
- 5" Roofing Overhang c/w (Aluminum) 6" Fascia & Soffitt

## UTILITIES

- Rinnai Tankless On-Demand Water Heater
- Propane Furnace
- HRV
- Park Pac Central Air System
- 50 Amp Electrical Panel
- Honeywell Wi-Fi Smart Touchscreen Thermostat
- Elongated Comfort Height Toilets
- 1 piece Tub Shower w/ curved shower rod
- Exterior Frost Free Water Tap
- GFI Protected Receptacles in Bathrooms
- AFCI Protected Receptacles
- 1 GFCI & AFCI Protected Heat Trace Receptacles Near Water Inlet
- Door Chime
- Smoke/CO Alarms w/ LPG Detectors
- USB Combo Receptacle in Kitchen
- Exterior GFI Receptacles
- Exterior Wall Mounted Lights
- Under Eave Receptacle w/Indoor Switch
- Communications Box w/ Pre-Wired Data Locations
- Exterior Propane BBQ Hookup

## MAINTENANCE FREE EXTERIORS

- Kaycan Vinyl Siding
- House Wrap
- IKO Cambridge Laminated 1-Tab Shingles
- Allweather Triple Pane, Low E Windows w/ Argon
- 36" 1 Lite Embossed Door w/ 22x36 Window
- 6' Sliding Patio Doors
- Trimlock Skirting

## CABINETS & WOODWORK

- White Bevel Panel Cabinets w/ Soft Close Hardware
- White 2 1/4" Crown Moulding Throughout
- 3 1/4" Baseboards & 2 9/16" Casing Throughout
- Laminate Countertops w/ 180 Square Wrap profile
- Island Kitchen Cabinet w/ Shaker Style Face Frame

## INTERIOR DÉCOR

- 2"x4" Interior walls, 1/2" Drywall taped, filled & painted
- Beaulieu LVP Aerial Vinyl Plank Glue Down Flooring
- Interior White Doors
- 5/8" Textured Gyproc Ceiling
- 4" Surface LED Lights Throughout with dimmer switch

## APPLIANCES

- Whirlpool Stainless Steel 18.6 cu. Refrigerator ft. Bottom Freezer
- Whirlpool Stainless Steel 30" Propane Range
- Whirlpool Stainless Steel 30" 1.7 cu. Over The Range Microwave
- Whirlpool 24" built-in Dishwasher
- Whirlpool 5.0 cu. Front Loading Washer
- Whirlpool 7.4 Cu. Ft. Front Load Gas Dryer