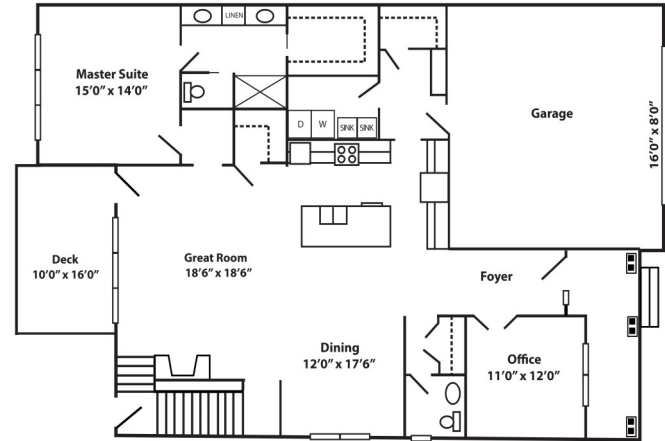




The Nicklaus @ Sundance Greens



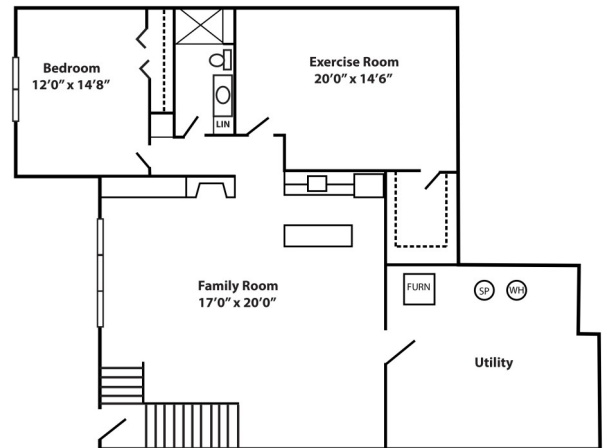
Main Level



Rendering contains optional features

- 3,156 Finished Square Feet
- 2 Bedrooms + Office and Exercise Room
- 3 Baths
- 2 Fireplaces
- Fully Finished Lower Level
- Walk-In Closets
- Osseo-Maple Grove School Dist #279
- Near Elm Creek Park Reserve
- Home Owners Association maintained common areas, lawn care, snow removal, community pool, watering.

Lower Level



Square Footage:

Main Level	1,802
Lower Level	1,354

Total: 3,156

650 Bunker Lake Blvd. NW, Anoka, MN 55303
RegencyHomesIncorporated.com 763.422.9900

Builder Lic. No. 0001040

For more information contact

Mike Ross, REALTOR®

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Edina Realty

a Berkshire Hathaway affiliate





The Villas @ Sundance Greens

WHERE QUALITY IS STANDARD

INTERIOR:

- RAISED PANEL, ENAMELED DOOR WITH ENAMELED 2 1/4" PRINCETON CASING AND 31/4" BASEBOARDS
- HAND FINISHED BEECH STAIR RAILINGS AND SKIRT-BOARDS
- WROUGHT IRON SPINDLES
- BEECH FLAT PANEL CABINETS
- LAMINATE KITCHEN COUNTERTOPS
- "MUSTEE" SINGLE LAUNDRY TUB-WALL MOUNTED
- STAINLESS STEEL KITCHEN SINK WITH A "DELTA" FAUCET
- WHITE PLUMBING FIXTURES
- FIBERGLASS SHOWER/TUB ENCLOSURES
- 36" TALL PLATE GLASS BATHROOM MIRRORS
- CHROME "DELTA" SINGLE-LEVER FAUCETS IN ALL BATHS
- DOUBLE LAV IN THE MASTER BATH
- CULTURED MARBLE VANITY TOPS IN THE BATHROOMS
- PEDESTAL SINK IN THE HALF BATH
- WHITE CERAMIC BATHROOM ACCESSORIES
- GAS OR ELECTRIC RANGE AND DRYER HOOK-UPS
- OVERHEAD CEILING LIGHTS IN ALL BEDROOMS
- WIRE CLOSET SHELVING

ENERGY:

- 50-GALLON NATURAL GAS WATER HEATER
- "RHEEM" 90+ NATURAL GAS FORCED-AIR FURNACE
- "RHEEM" 13-SEER CENTRAL AIR CONDITIONER
- 200 AMP ELECTRICAL SERVICE
- R-50 BLOWN CEILING INSULATION
- R-23 EXTERIOR WALL INSULATION

EXTERIOR:

- "HAYFIELD" SINGLE-HUNG WINDOWS-WHITE VINYL
- "HAYFIELD" VINYL CLAD PATIO DOORS-WHITE
- BASEMENT BLOCK WATERPROOFING
- CONCRETE FRONT STOOP & SIDEWALK
- ASPHALT DRIVEWAY TAPERED TO 24" AT THE STREET
- INSULATED STEEL FRONT DOOR WITH ONE SIDELIGHT
- DEADBOLTS ON EXTERIOR DOOR
- 30' X 22' X 20' THREE-CAR GARAGE INSULATED AND SHEET ROCKED THROUGH FIRE TAPE-ALL WALLS AND CEILING
- OUTLETS FOR GARAGE DOOR OPENERS
- VINYL SIDING, ALUMINUM SOFFIT & FACIA
- HOUSE WRAP INCLUDED ON ALL ELEVATIONS
- 2" X 6" EXTERIOR WALL CONSTRUCTION
- "TAMKO" 30-YEAR SHINGLES

ALLOWANCES:

- CULTURED STONE TO BE BID PER HOME DESIGN
- LIGHT FIXTURES \$3,000.00
- ALL LANDSCAPE \$10,000.00 TO INCLUDE SOD, IRRIGATION, BLACK DIRT, RETAINING WALLS
- APPLIANCES \$3,000.00 INCLUDING DISPOSAL & EXHAUST FAN
- CARPET & VINYL \$2.55/Sq.Ft.
- PHONE & CABLE JACK WIRING \$500.00



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