



### Standard Features:

- Open Kitchen w/ Granite Tops
- Quality Cabinets
- Many Cabinet Styles & Colors
- 9 Ft First Floor Ceilings
- 18 x 18 Tile Floors
- Upgraded Carpet & Pad
- Tall Painted Base & Casing
- 6 Panel Doors
- Gas Fireplace
- Engineered Wood Flooring
- First Floor Laundry w/ Tile
- Large Master w/ Walk-in Closet
- Master Bath w/ Tile Floor
- Nickel or Bronze Fixtures & Levers
- 2 x 6 Exterior Walls
- R21 Exterior Insulation
- Architectural Roof Shingles
- R49 Attic Insulation
- Jeld-Wen Vinyl Windows
- Low-E Window Glazing
- Full Basement w/ Egress Window
- 90+ Furnace w/ Central Air
- Maintenance Free Siding
- Double Lifetime Siding Warranty
- Three Vehicle Garage
- Brick or Stone Fronts
- Asphalt Driveway
- Concrete Sidewalk

### Options:

- Vaulted Bedroom Ceilings
- Coffered Ceilings
- Wood Flooring
- Full Walkout Lots
- Partial Exposure Lots
- Finished Lower Level
- Many More Options

\* All Dimensions are Approximate \*

Note: All elevations are representative only and subject to change without notice. Consult an Ambassador Homes representative for details.

# The Sterling

Total Living: 2292 s.f.

