

For Sale

WINGATE MODEL

\$374,900



- 4 Bedrooms
- 2 Full Bathrooms plus 2 Half Baths
- Large Eat-in Kitchen with Snack Bar
- Walk-in Pantry
- Great Room with Gas Fireplace
- First Floor Study
- Master Suite with 2 Walk-In Closets
- Finished Lower Level with Wet Bar

**323 Arbor Point Avenue
West Bend, WI 53095**

**Home will be ready
in Fall 2021!!**

This beautiful two story home has 4 bedrooms and 2.5 baths. The first floor features a large eat-in kitchen with granite countertops and a walk-in pantry. Great room features a beautiful corner gas fireplace and hardwood floors. Also on the first floor is a study located just off the foyer. The upper level has four bedrooms and two full baths. The master bedroom suite has private bath and two large walk-in closets. The lower level has a finished recreation room with wet bar and half bath. There is an oversized 2 car attached garage. Home will include concrete driveway and sidewalk.

 **JBJ Companies, Inc.**

Scott J. Bence

262.345.5421

www.JBJCompanies.com

Home is currently under construction. Builder reserves the right to make changes without notice or obligation.

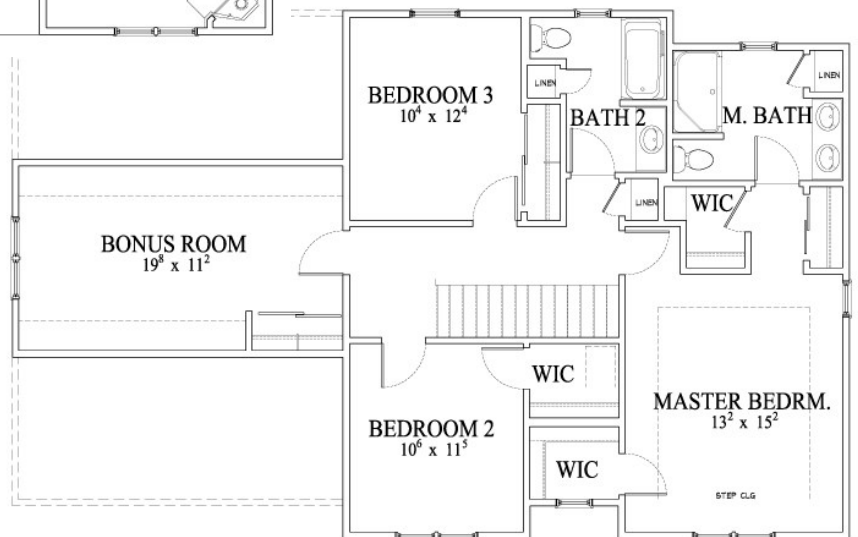
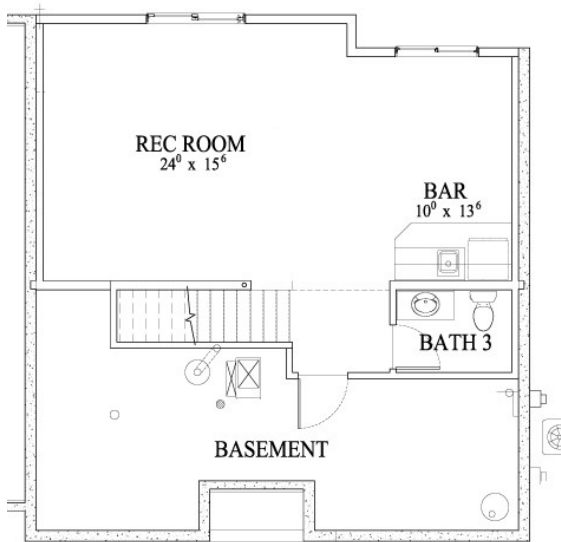
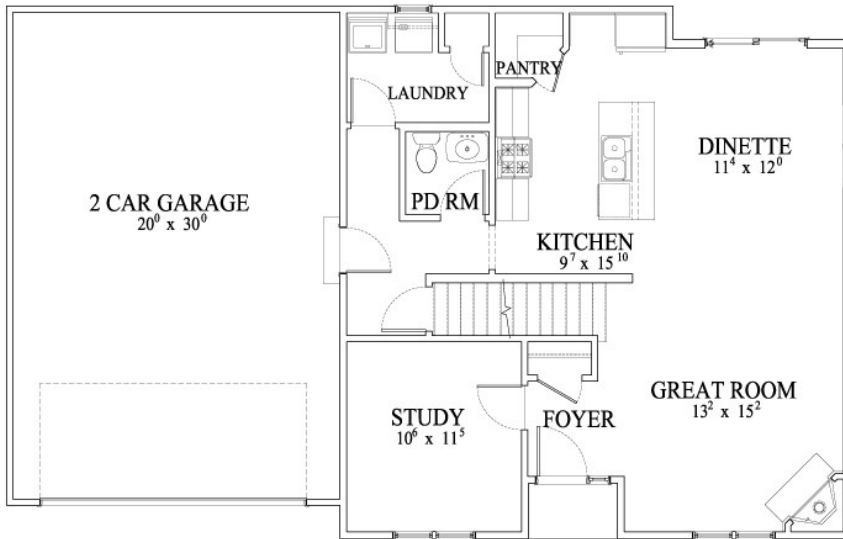
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2,628 sq. ft.



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Standard Features

Foundation

Poured Concrete
Steel I-Beams

Floor System

2x10 Floor Joist System
3/4" Tongue and Groove
Subflooring
1/4" Plywood Underlayment at
All Vinyl Areas
Wood Flooring in Kitchen,
Dinette, Great Room, Foyer
and Powder Room
No-wax Sheet Vinyl in Laundry,
and Baths
Carpeting Throughout Entire
Home

Exterior

Low Maintenance Vinyl Siding
with Aluminum and LP Trim
Low Maintenance Vinyl Windows
with Screens
Low Maintenance Vinyl Patio
Door with Screens
30 Year Warranty Dimensional
Shingles
Aluminum Gutter and
Downspout System
Two Frost Proof Hose Bibs
Electric Garage Door Opener
Insulated Overhead Garage Door

Interior

Cabinetry Featuring
Recessed Panel Doors,
Concealed Hinges, with Crown
Molding and Adjustable
Shelves
Granite Kitchen Countertops
Stainless Kitchen Sink with Single
Lever Pullout Faucet
Kitchen Walk-In Pantry
Space Saver Microwave Above
Range
Dishwasher
Garbage Disposal
Molded Marble Tops in Baths
One Piece Fiberglass Tubs and
Showers
Glass Shower Doors (where
applicable)
Mirrors at Each Vanity (except
Powder Room)
Wire Closet Shelving
Brushed Nickel Locksets
Wood Sills and Apron at All
Windows
Craftsmen Trim
3 Panel Doors
First Floor Utility Room with
Closet
Light Fixture Package
Front Door Chime System

Gas Fireplace
R-50 Ceiling Insulation at Flat
Ceilings
Total R-22 Rated Composite Wall
Insulation
R-10 Foundation Insulation
Poly Vapor Barrier at All Exterior
Walls and Ceilings of
Heated Space
Water Saver Toilets
Water Saver Shower Heads
Insulated Entrance Door
Fully Weather-Stripped Doors
Energy Efficient Furnace
Central Air Conditioning
Energy Efficient 40 Gallon Gas
Water Heater
220 Volt Outlets for Range and
Dryers
Bath Fans Vented to Outside
Exterior Vent for Dryer
Connection
Basement Sump Pump

General

1 Year Builder Warranty
Full Time Customer Service
Department
Personal Meetings with Builder
Quality Control Expediting
System

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