



# BLACKHAWK *meadows* FEATURES LOT 3

## DISTINCTIVE EXTERIOR

- Distinctive French Country elevation style
- El Dorado Stone accents on front & side elevations
- Eagle flat tile concrete roof with limited lifetime warranty
- Concrete driveway & walkway, stamped & stained with a marbled British Cobble pattern
- 3-coat stucco system with a smooth imperfect Old World finish
- 8-foot glass in-set entry door with side-lights, iron accents & Baldwin Estate handleset
- Fully finished & painted three-car garage with carriage-style doors & automatic opener
- Professionally designed front & rear yard landscaping with auto-matic irrigation & weather-sensing timer
- All irrigation water provided by on-site community well; each home provided separate 700-gallon holding tank
- Full side-yard fencing with gates
- Rear yard with mature Oak, Buckeye, Black Walnut & English Walnut trees (including two heritage English Walnut trees)

## ELEGANT INTERIOR

- Distressed dark hardwood flooring throughout downstairs living areas
- Voluminous 10' ceilings on 1st & 2nd floors
- Beautiful curved entry staircase with open stair railing, stained handrail & ornate iron balusters
- Smooth, imperfect Old World drywall finish
- Rounded drywall corners
- Three-toned interior paint scheme
- Crown molding at Great Room, Kitchen, Dining Room coffer & Master Bedroom coffer
- 6 1/2 - inch baseboards
- 3 1/4-inch door & window casings
- Elegant 2-panel, 8-foot solid-core wood interior doors throughout with Oil-Rubbed Bronze Baldwin Classic Lever hardware
- Framed mirrors in all bathrooms
- Custom-built cabinetry with recessed panels & concealed hinges
- Spacious linen cabinets
- Formal Dining Room with coffered ceiling, charming chandelier & recessed lighting
- Heatilator Direct-Vent fireplace with pre-cast surround at Great Room
- Stately Powder Room with Kohler Memoirs pedestal sink, framed mirror & elegant lighting
- Plush wall-to-wall carpeting & tile flooring throughout upstairs areas
- Recessed LED hall lighting

- Spacious upstairs Laundry Room

- Custom cabinetry
- Stainless steel utility sink
- 12" x 24" floor tile
- Quartz countertops with 3" x 6" full subway tile backsplash

## WELL-APPOINTED KITCHEN

- Custom, Shaker-style white cabinetry:
  - Double stack upper cabinets
  - Upper glass cabinet doors
  - Full-extension, self-closing drawers
  - Self-closing doors
  - Oil-rubbed bronze pull hardware
  - Under & Upper cabinet lighting
  - Lazy Susans at corner cabinets
- Custom-built, dark walnut stained island with 6cm beveled edge granite slab countertop & veggie sink w/disposal
- Breakfast nook with 10' Andersen accordian-style door at covered patio for indoor-outdoor living
- 3cm granite slab countertops & marble 3" x 6" full subway Crema Marfil backsplash
- White single-basin cast iron farmhouse-style Kohler sink with disposal
- Kohler Vinata kitchen sink faucet with pull-down spout & lever handle
- Kohler Artifacts pot filler faucet at cooktop
- Thermador stainless steel appliances:
  - 36" Professional Series cooktop with 6 pedestal Star Burners
  - 30" Master Series double oven
  - Built-in microwave
  - Masterpiece Dishwasher
- Seamlessly integrated 42" KitchenAid Refrigerator with French Doors & ice-maker
- Recessed LED ceiling lighting & pendant lights above island

## LUXURIOUS MASTER SUITE

- Spacious Master Bedroom with retreat & balcony
- Coffered ceiling with crown molding
- Two separate walk-in closets with mirrored wood doors
- Recessed LED lighting with dimmers
- Ceiling fan with dual switches
- Ample windows for natural light, complimented by beautiful, year-round scenic views & complete rear-yard privacy
- Kohler Stargaze Free-standing tub in Master Bath
- Dual vanities with solid surface limestone countertops & frameless, 36" beveled mirror medicine cabinets
- Undermount Kohler sinks with oil-rubbed bronze Kohler faucets
- Separate water closet with 9' linen cabinet
- 6" x 24" tile flooring in herring-bone pattern
- Spacious master shower with frameless glass door, 12" x 24" limestone tile & large niche for various products

## SECONDARY BEDROOMS & BATHROOMS

- Dual vanities with solid quartz countertops
- Framed vanity mirrors
- Frameless, 36" beveled mirror medicine cabinets

- 12" x 24" tile flooring
- Large niche at showers for various products
- 9' linen cabinet at upstairs bath
- Kohler Archer alcove bathtub
- 3" x 6" white subway tile shower surround with glossy finish
- Recessed lighting
- Ceiling fans at bedrooms
- Wood closet doors with mirrored inset in all bedrooms
- French doors leading to private balcony at secondary bedrooms

## ENERGY EFFICIENT COMFORT, CONVENIENCE AND SAFETY

- Andersen 400 Series double-hung wood windows
- Bryant high-efficiency HVAC system with a 5 ton, 16 SEER AC unit and a 5 ton 96% efficiency furnace
- Dual-zone programmable thermostat
- Tankless gas water heater
- LED lighting and fixtures
- Water efficient fixtures & toilets
- Fire sprinklers
- Pre-wired for exterior video cameras at front, rear and side yards
- Pre-wired for speakers at Great Room, Dining Room, Kitchen, Indoor/Outdoor area off Nook, Master Bedroom & Bonus Room
- Wired for RG6 cable and CAT6 telephone at all bedrooms, Great Room and Kitchen
- Ample exterior electrical outlets



**B L A C K H A W K**  
*meadows*



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