



The Chateau Royal

Imagery Homes is proud to offer the Chateau Royal, a French Country inspired split bedroom ranch with 3,078 square feet of distinctive living space. The rich exterior finishes include stone, stucco, and an impressive wood beamed entry way.

You are welcomed into the dramatic foyer with its 12' ceilings and arched top window. Beneath your feet you will find hardwood flooring that extends from the foyer into the dining room, hallway, kitchen, and dinette.

Just off the foyer is an elegant dining room with a 12' coffered ceiling, crown moulding, and a butler pantry with maple raised panel cabinets and granite counter tops. Opposite the dining room, French doors open up into an inviting den with, crown moulding, and built-in cabinetry.

The stunning great room includes a unique barrel vaulted ceiling with matching radius top windows that overlook the covered patio area into the back yard. A gas fireplace and built-in cabinetry provide the finishing touches.

The kitchen and large dinette feature maple raised panel cabinets with crown moulding, wraparound snack bar, large walk-in pantry, granite countertops, and cathedral ceilings. An inviting sun room can be found off of the dinette with a cathedral ceiling and large floor to ceiling windows.

The master bedroom has a 10' tray ceiling, bay window with window seat, and his and her walk-in closets with built-in shelving. The luxurious master bath has a large corner whirlpool tub, oversized tile shower with glass door, his & her vanities with a quartz countertops, and ceramic tile flooring with a radiant floor warming system.

A spacious utility room contains a built-in sink, work/craft table and raised panel cabinets for added storage. The mud room is conveniently located off the garage and includes a large coat closet, storage lockers and tile floors.

It is the mission of Imagery Homes, to provide its customers with distinctive high quality homes. This is evident with the exceptional finishes and quality construction found in the Chateau Royal.

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Features Included in the Chateau Royal:

Foyer

- Simpson wood entry door with sidelights and transom window
- 12' coffered ceiling with crown moulding
- Full view aluminum combination door

Formal Dining

- 12' Coffered ceiling
- Crown moulding
- Butlers pantry with maple cabinets and granite countertops

Kitchen/Dinette

- Raised panel cabinets with roll-out shelves
- Granite countertops with built-in snack bar
- Kohler™ stainless steel sink
- Walk-in pantry w/automatic light
- Under cabinet lighting
- Cathedral ceiling
- Stainless steel appliances

Family/Great Room

- Barrel vaulted ceiling
- Large radius top windows
- Direct vent gas fireplace with tile face and wood surround
- Built-in bookshelves and entertainment cabinet

Master Bedroom Suite

- 10' Tray ceiling
- His & her walk-in closet with built-in shelving
- Large corner whirlpool tub with ceramic surround
- Oversized tile shower
- His & her vanity cabinets
- Quartz countertops
- Ceramic tile floor with radiant warming system

Den

- Glass French doors
- Coffered ceiling with crown moulding
- Built-in cabinetry

Standard Features:

- Full basement, 9' poured concrete foundation walls with drain tile and sump pump
- TJI silent floor joist, Weyerhaeuser Structurwood Gold™ ¾" tongue and groove one piece floor system, glued, nailed, and screwed down
- 2 x 6 exterior walls 16" on center
- Tyvek™ Homewrap with taped seams



Size: 75'-0" x 84'-0"
3,078 Sq. Ft.

- Insulation: R-5 foundation, R-21 walls (closed cell spray-in foam), R-50 blown attic
- Energy efficient Low "E" plus Argon gas filled Anderson™ 400 series casement windows and patio doors with internal grilles
- Exterior Materials: Stone, stucco, and Certainteed™ Weatherboard siding
- Cedar wrapped windows and corner boards
- GAF/Elk™ 30 year dimensional high-profile roofing shingle w/ice & water shield
- Exterior and interior painting/staining & caulking
- Dramatic 9' ceilings unless otherwise noted
- Two panel arched top maple interior doors
- Maple wood 3 ½" case and 4 ¼" base trim
- Kohler™ kitchen sink and toilets
- Grohe™ & Moen™ faucets
- Insinkerator™ garbage disposal
- Refrigerator ice maker water line
- Drywall texture applied to all interior walls
- Insulated steel panel garage doors with opener (three remote controls and keyless entry included)
- Garage finished with insulation and drywall on ceiling and walls
- Seamless aluminum gutters w/4" downspouts
- Phone jacks in kitchen, den and all bedrooms
- Cable jacks in family room, den and all bedrooms
- 200 Amp electric service
- Two (2) 65 gallon water heaters
- Bathroom tops: Quartz & Solid Surface

- Tub/Shower: cast iron w/tile surround
- Exhaust fans in all bathrooms
- Carrier™ high efficiency forced air furnace and central air conditioning (13 SEER)
- Three frost-proof exterior hose faucets
- Five exterior outlets
- Mirror & shower door allowance
- Schlage™ door levers
- Bathroom towel bars and paper holders
- Site preparation: permits, stake-out survey, gravel drive, erosion control fencing, garage gravel, grading
- Site clean-up and final cleaning

Allowances:

Permits & Fees	\$2,000.00
Light fixtures	\$5,000.00
Carpeting	\$5,000.00
Wood Flooring	\$9,000.00
Countertops.....	\$10,000.00
Appliances	\$7,000.00

Base Price: *

* Plus Lot & Lot Improvements