

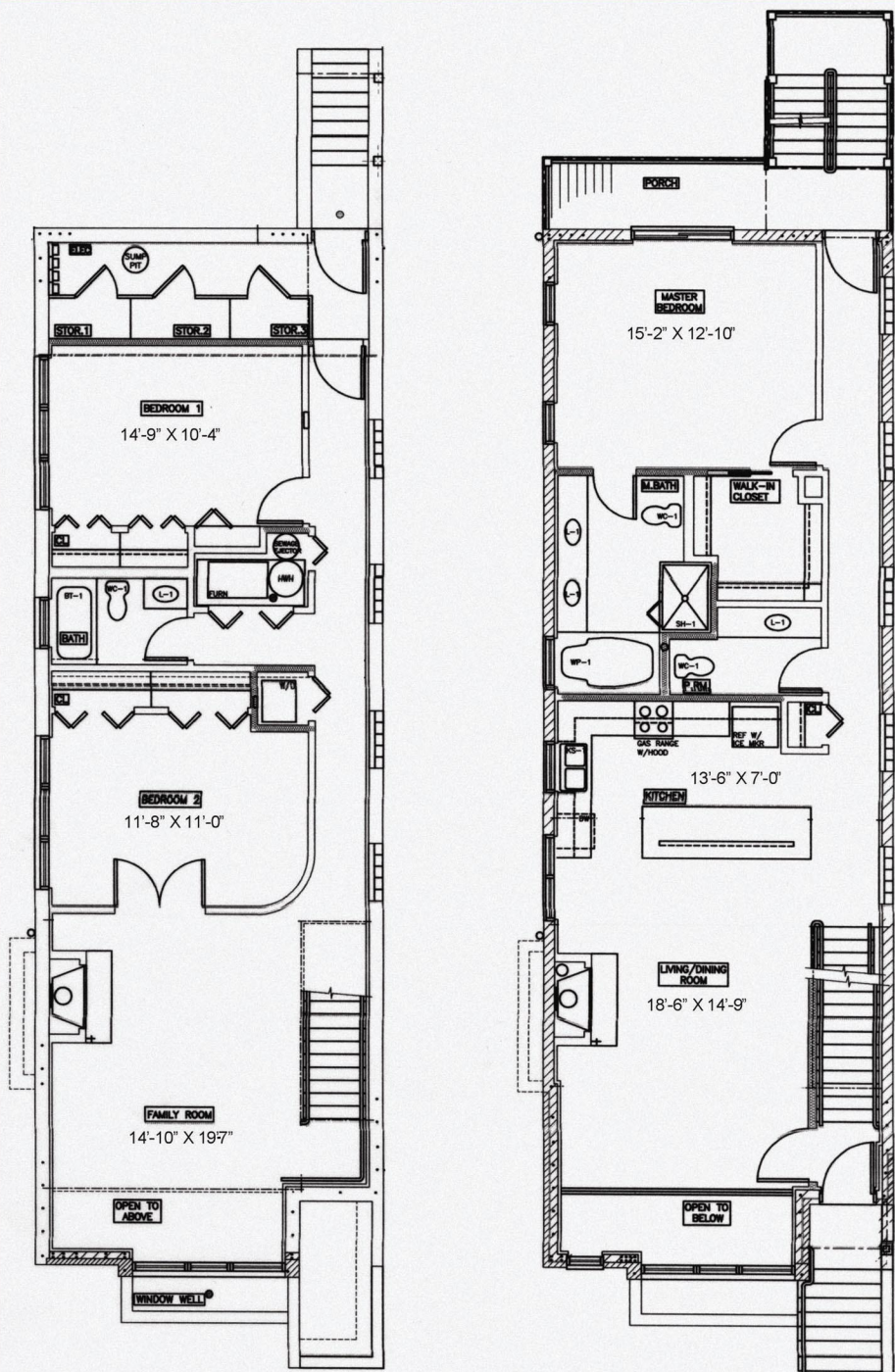
**S Group Investments
Presents**

3938 SOUTH WELLS LUXURY CONDOMINIUMS



"Where Home Living Is a Vacation"

3938 SOUTH WELLS LUXURY CONDOMINIUMS

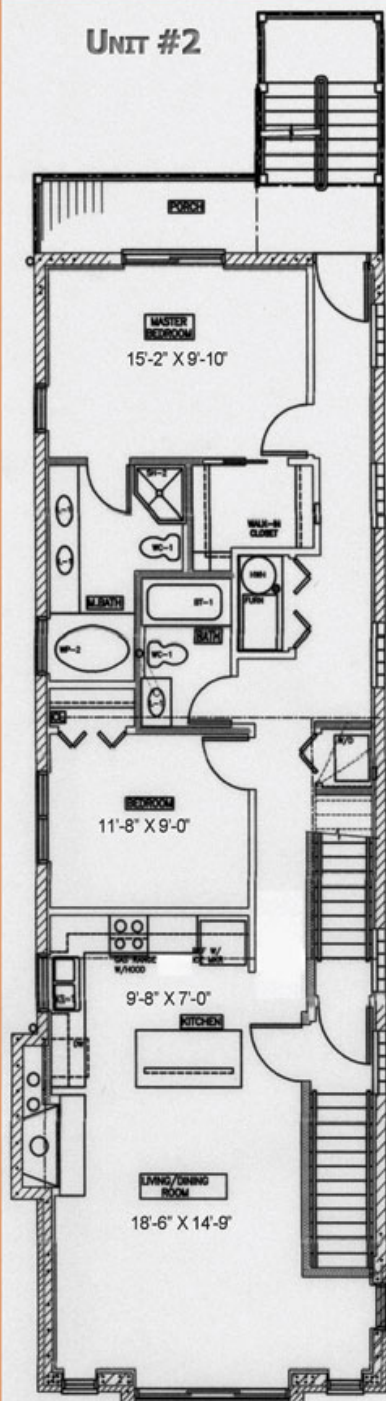


3 BEDS, 2.5 BATHS, APPROX. 2500 SQ. FT.

DUPLEX DOWN WITH WINDOW WELL AND GARAGE SPACE \$349,900

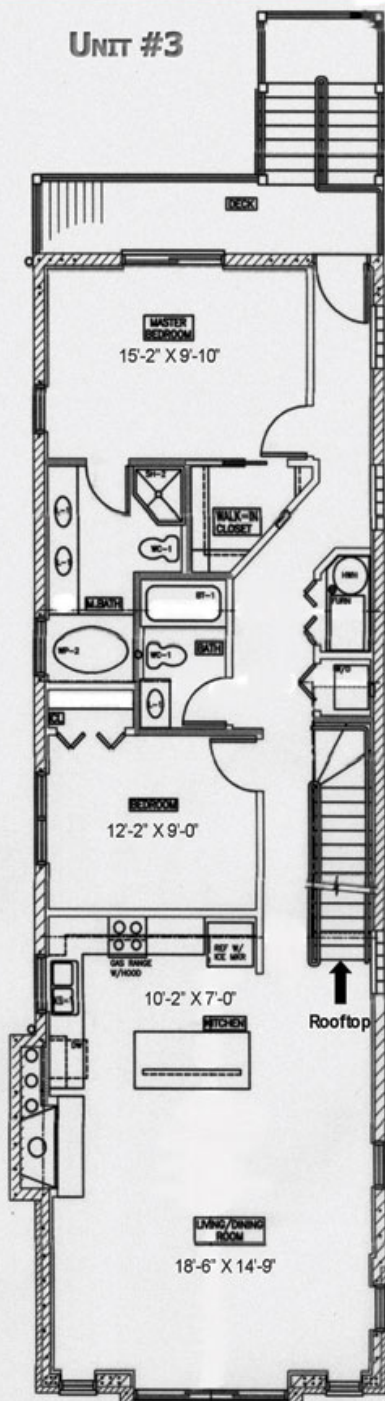
3938 SOUTH WELLS LUXURY CONDOMINIUMS

UNIT #2



**2 BEDS, 2 BATHS, APPROX. 1250 SQ. FT.
WITH GARAGE SPACE \$239,900**

UNIT #3



**2 BEDS, 2 BATHS, APPROX. 1250 SQ. FT WITH
ROOFTOP DECK AND GARAGE SPACE \$259,900**

AMENITIES AND SPECIFICATIONS

KITCHEN

42" HOMECREST CABINETRY: CHERRY, MAPLE, OR BIRCH

HARDWOOD FLOORS

**GRANITE COUNTERTOPS $\frac{3}{4}$ " WITH 4" BACKSPLASH
(CHOICE PER BUILDER'S SELECTION)**

ENEX 18-GAUGE STAINLESS STEEL 8" DOUBLE BOWL UNDERMOUNT SINK

STAINLESS STEEL GAS STOVE

STAINLESS STEEL ICE MAKER REFRIGERATOR

STAINLESS STEEL BUILT IN DISHWASHER

STAINLESS STEEL OVER-THE-RANGE MICROWAVE

CHROME HARDWARE

CHROME PULLOUT SINGLE LEVER FAUCET

ISLAND OR PENINSULA WITH 10" OVERHANG

GARBAGE DISPOSAL

LIVING ROOM/DINING

NATURAL FINISH RED OAK SELECT OR HIGHER GRADE HARDWOOD FLOORING

**WOOD BURNING FIREPLACE WITH GAS STARTER AND GRANITE SURROUND
(CHOICE PER BUILDER'S SELECTION)**

AMENITIES AND SPECIFICATIONS

BEDROOMS

CHOICE OF CARPET FROM BUILDER'S SELECTION. CARPET STYLE SP-518

TELEPHONE JACKS AND CABLE OUTLETS

VINYL – COATED WIRE SHELVEING IN ALL CLOSETS

ONE JUNCTION BOX IN EACH BEDROOM

MASTER BATH

MARBLE VANITY TOP 3/4" WITH UNDERMOUNT SINKS

FRAMELESS 1/4" GLASS SHOWER DOOR FOR WALK- IN SHOWER

LIMESTONE FLOOR 12"x12", TUB SURROUND AND SHOWER SURROUND

WHIRLPOOL TUB: 5' OR 6'

CHROME BATH FIXTURES

GUEST BATHS

LIMESTONE FLOOR AND TUB SURROUND

VANITY WITH MARBLE TOP

CHROME BATH FIXTURES

LAUNDRY

STACKABLE WASHER AND DRYER

FLOORING/TRIM/WALLS

ALL WOOD TRIM PAINTED IN WHITE SEMI-GLOSS

SOLID $\frac{3}{4}$ " OAK FLOORING (3" OR 2 $\frac{1}{4}$ ")

CARPETING IN DUPLEX LOWER LEVEL UNIT, RISERS AND TREADS OF STAIRS IN DUPLEX UNIT SHALL BE CARPETED

TRIPLE-COAT OF POLYURETHANE ON OAK FLOORS

**LIMESTONE BATHROOM FLOORS AND SHOWER SURROUNDS
(CHOICE PER BUILDER'S SELECTION)**

CASINGS AND BASEBOARDS – 2 $\frac{1}{4}$ " SQUARE RANCH CASINGS, 4 $\frac{1}{2}$ " SQUARE RANCH BASEBOARDS, ALL TO BE PAINTED WHITE

WALLS – PAINTED NEUTRAL COLORS

MECHANICAL

AMERICAN STANDARD GAS FORCED AIR HEATING SYSTEM WITH CENTRAL HUMIDIFIER (125,000 BTU'S IN DUPLEX; 100,000 BTU'S IN SIMPLEX)

AMERICAN STANDARD CENTRAL AIR CONDITIONING (3.5 TON CONDENSER IN DUPLEX, 3.0 TON CONDENSER IN SIMPLEX)

50-GALLON GAS HOT WATER HEATER

200-AMP CIRCUIT BREAKER ELECTRIC SERVICE

PRE-WIRED FOR TELEPHONE AND CABLE IN KITCHEN, LIVING ROOM, AND ALL BEDROOMS

CATEGORY 5 AND RG – 6 WIRING

TELEPHONE INTERCOM SYSTEM

SMOKE AND CARBON MONOXIDE DETECTORS

BUILDING FEATURES

NEW MASONRY CONSTRUCTION; FRONT ELEVATION WILL CONSIST OF CONTEMPORARY BRICK AT 30c P.S.F. THE THREE REMAINING WALLS WILL CONSIST OF 8" SPLIT FACE BLOCK

NEW MASONRY CONSTRUCTION GARAGE

PARKING (ONE SPACE PER UNIT)

NORCO BRAND WINDOWS, ALUMINUM EXTERIOR THERMO-PANE WINDOWS

BALCONIES AND/OR TERRACES WITH PIPE RAILING SURROUND AND WOOD DECKING

LARGE REAR DECKS

ALARM SYSTEMS EQUIPPED IN EVERY UNIT

FIREPLACE WITH GAS STARTER AND GRANITE SURROUND

EXTERIOR DOORS – INSULATED STEEL PANELED DOOR

INTERIOR DOORS – MASONITE SIX PANELED SOLID CORE DOORS

HARDWARE – BRUSHED CHROME SCHLAGE KNOBS AND HINGES

INDIVIDUAL STORAGE FOR EACH UNIT

S Group Investments

"Quality not Quantity"



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