

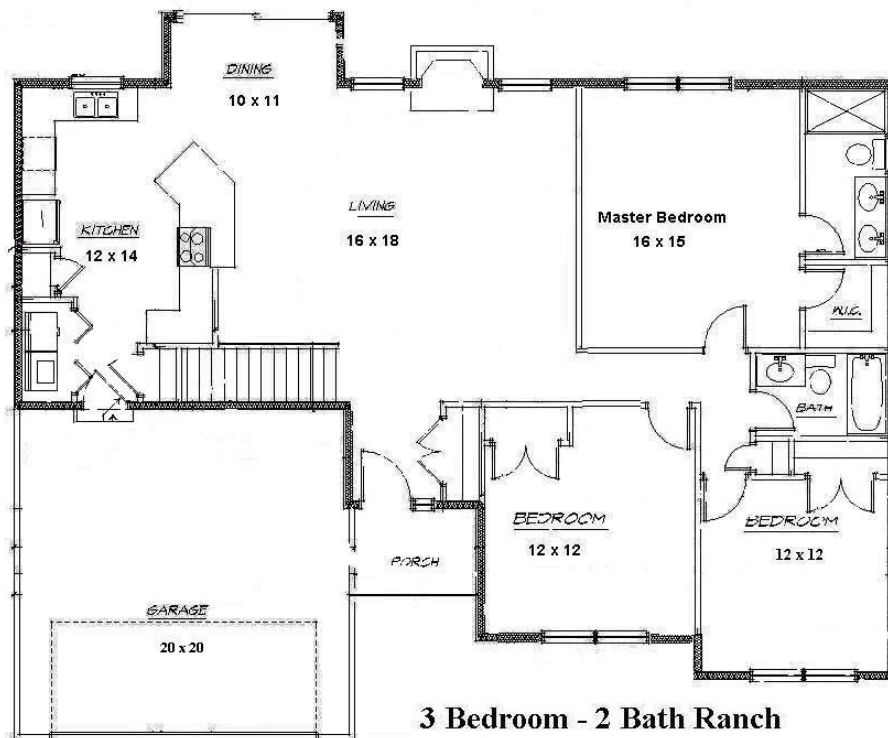
# Martin Custom Homes

Excellence In Building Your Dreams

www.MCHCNY.com

## The Katarina

1500 Square Foot Ranch



Contact Ron Senecal, Builder Representative

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### **Standard Features**

#### Living Features

1500 square feet  
Open floor plan  
Large kitchen with breakfast bar and pantry  
3 large bedrooms  
Master Suite with bath, shower & walk-in closet  
2 full baths  
First Floor Laundry  
Great Room with gas fireplace  
Wired for cable, TV, phone and computer network (5 locations)  
2 car garage

#### Construction

12 course basement (8')  
2 x 6 walls  
R-19 insulation in walls  
R-38 insulation in ceiling  
Low E - argon gas filled windows " U factor 31"  
colonial grids in front  
Insulated garage doors  
Microwave range hood vented to the outside  
Ceramic front foyer  
All bathrooms have ceiling vent fans - not just windows  
30 year architectural roofing  
Premium vinyl siding

#### Other Features

High efficiency forced air gas furnace including Programmable Thermostat  
40 gal. High efficiency hot water heater  
Moen faucets throughout  
200 amp power supply  
Dimmer switches on all key lights  
2 rooms wired for ceiling fans  
Up to 6 recessed lights in the kitchen  
Switched light fixtures in all bedrooms

### **This home is easily customized!**



Direct access to your builders...anytime!

Dave Martin

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