

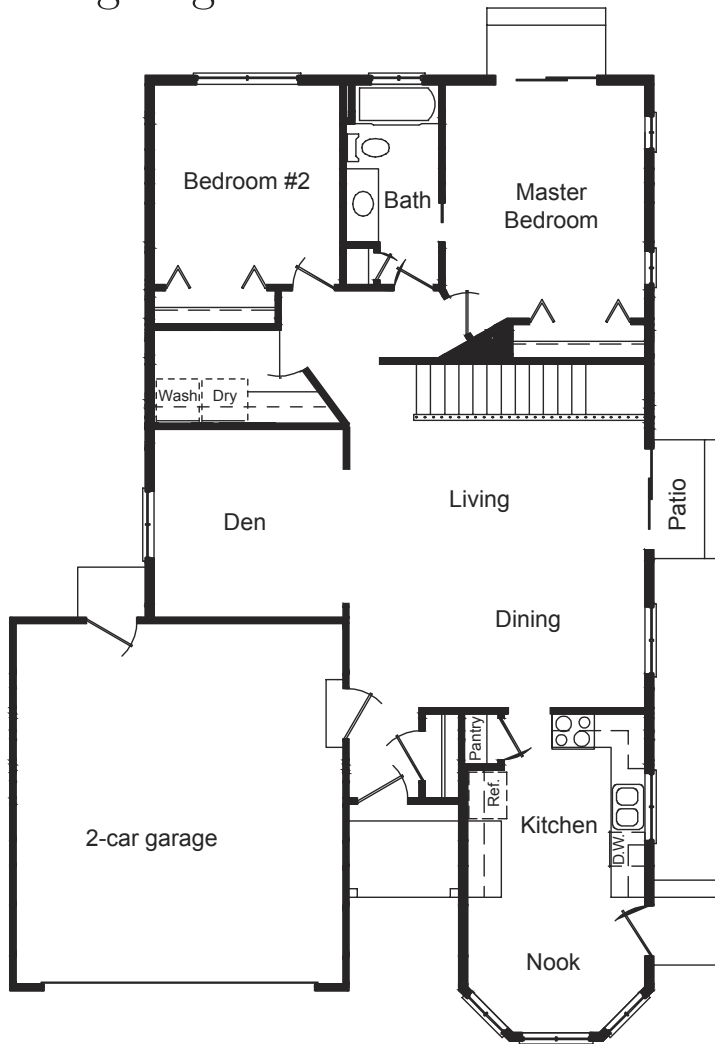
# PARKLANE

## TWIN HOMES

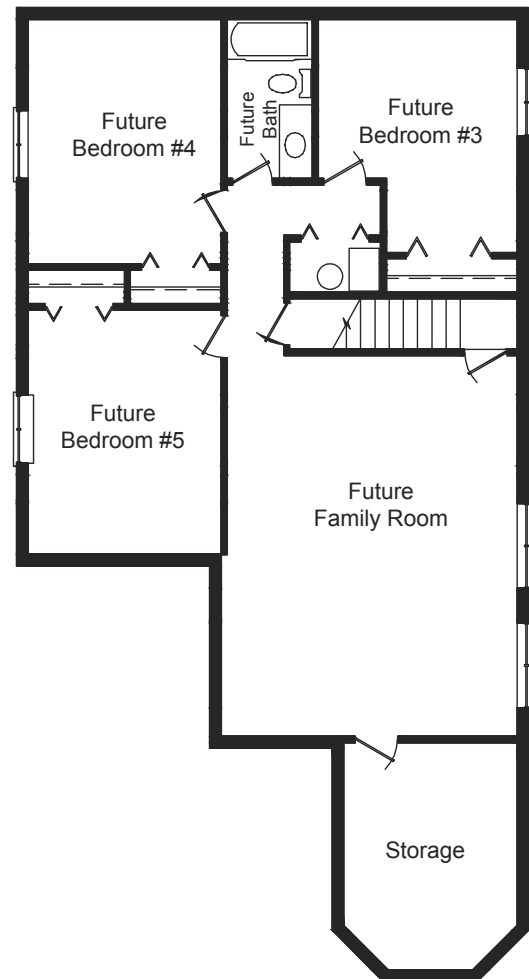


## Austin II

- 1317 finished sq. ft.
- 3 bedrooms, 1 bath
- Unfinished basement (1277 sq. ft.)
- 2-car garage



Main Floor  
1317 sq. ft.



Unfinished Basement  
1277 sq. ft.

**GEORGETOWN**  
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# AUSTIN II FEATURES

## Luxury & Convenience

- 3 bedrooms, 1 bath
- Main floor laundry room
- Main floor master bedroom
- Hardwood railing on stairs
- 2 car garage with garage door opener
- Covered front porch
- Pre-wired for telephone, cable TV, and Cat V computer networking

## Bathrooms

- Alder or birch vanity raised panel cabinets
- Laminate countertops with self-rimming sinks
- Full width mirrors above vanities
- Moen plumbing fixtures

## Kitchen

- Alder or birch raised panel cabinets
- Dishwasher
- Smooth top range
- Microwave hood
- Disposal
- Pantry

## Quality

- Individually styled exterior
- Low-maintenance-free exterior: brick or stone & vinyl siding
- Rain gutters & downspouts
- Metal or fiberglass exterior doors
- Concrete patio
- 30 year asphalt shingles
- Kickplate on front door
- Thumb latch & deadbolt on front door
- Nickel interior door handle sets
- Rounded drywall corners
- Vinyl frame double pane windows
- Insulated exterior doors
- R-49 attic insulation
- R-19 wall insulation
- 80% efficient gas furnace

## Optional Features

- Additional brick, stucco or stone on exterior (standard Austin II plan includes brick or stone & vinyl siding)
- Central Air Conditioning
- Finished basement

*Generous flooring, lighting, appliance and cabinet allowances are included in the price of the home.*

Georgetown homes feature fine quality in every respect. Standard plans can be modified to accommodate your individual needs. We build each home to be customized for the buyer and welcome your input when designing your home.

Call Frankie or Mary at Etzel Realty for information  
**435-637-6777**