



### LUXURY LIVING

- Spacious high ceilings
- Raised panel interior doors
- Rich color scheme
- Pre-wire for phone & cable
- Gas fireplace
- Ceiling fans w/light kits



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### GENEROUS ALLOWANCES

- Custom lighting
- Door & Cabinet hardware
- Bathroom hardware
- Appliances



### CUSTOM DESIGNED INTERIORS



### SECURITY

- PRE-WIRED FOR SECURITY SYSTEM
- SPECIAL PACKAGES AVAILABLE FOR SURROUND SOUND
- CCTV

12990 Sutcliffe Drive  
Walker, LA 70785

**225-413-5471**



## EXTERIOR

- 30 Year Architect Shingles
- New or Old Brick & Stucco
- Covered stoops & porches
- Custom front door
- Large windows giving a beautiful view
- Gas lanterns
- Concrete leadwalks
- Underground utilities
- Weather proof electrical outlets
- Custom Landscaping
- Irrigation systems available

## FLOORING

- Ceramic
- Hard Wood
- Carpet

## APPLIANCES

- Stainless package
- Electric / Gas range top
- Garbage disposal
- Dishwasher

## LAVISH BATH

- Whirlpool tub in master bath
- Marble vanity tops in all baths
- Spacious walk-in closets in master
- Custom job built shower available
- Elongated toilets in all baths

## MECHANICAL

- Copper wiring
- High efficiency heating & air conditioning
- High efficiency water heater or on demand water heaters
- Blown rock wool R-13 ext. walls & R30 blown fiberglass insulation in attic or foam insulation available

## MOLDING & TRIM

- Multi-member crown molding in living area
- 5 1/4 base through out house
- Raised panel masonite interior doors
- Custom built wood mantel
- Custom shelving in closet

## KITCHEN

- Spacious
- Granite counter top w/6" backsplash
- Island work center
- Custom stain grade cabinets
- 8" deep double stainless sink w/ chrome faucets

## CABINETS

- Wood construction, custom design
- Cypress, Oak or Ash
- Stained or painted
- Choice of door style

## CEILINGS

- Minimum ceiling height 9' in heated and cooled spaces
- High ceilings in all living spaces

## PAINTING

- Two coats of quality high gloss enamel on all trim and doors
- Two coats quality latex on walls
- Highest quality workmanship
- Seven color choices for interior & exterior (not including stucco)