

CMS

Homes, LLC



MILLSTONE LAKE

BASE PRICE

BERNHARDT	..... 3 Bedroom / Ranch	..... 1,340 +/- sq.ft.	..... \$161,900
BIRMINGHAM	..... 3 Bedroom / Ranch	..... 1,355 +/- sq.ft.	..... \$165,900
BRIANA	..... 3 Bedroom / Ranch	..... 1,392 +/- sq.ft.	..... \$166,900
ROSEWOOD	..... 3 Bedroom / Ranch	..... 1,586 +/- sq.ft.	..... \$176,900
WHITMORE	..... 3 Bedroom / Ranch	..... 1,611 +/- sq.ft.	..... \$177,900
KENSINGTON	..... 3 Bedroom / Ranch	..... 1,846 +/- sq.ft.	..... \$191,900
WINCHESTER	..... 4 Bedroom / Ranch	..... 2,103 +/- sq.ft.	..... \$208,900
MILLSTONE	..... 4 Bedroom / Story ½	..... 2,116 +/- sq.ft.	..... \$201,900
KIMBERLY	..... 4 Bedroom / 2 Story	..... 1,746 +/- sq.ft.	..... \$181,900
SHEFFIELD	..... 3 Bedroom / 2 Story	..... 1,964 +/- sq.ft.	..... \$198,900
REMINGTON	..... 4 Bedroom / 2 Story	..... 2,517 +/- sq.ft.	..... \$200,900

Only brick and/or stone elevations are built in Millstone Lake. A 3rd car garage is required on our Bernhardt, Briana, & Kimberly homes.

STANDARD FEATURES LISTED ON OPPOSITE SIDE.

Prices subject to change without notice.

NOTE: Some floor plans and some elevations carry an additional charge over the pricing shown above. Some lot choices also carry an additional charge. Exact details of floor plans and elevations may vary from the brochures and renderings.

FOR MORE INFORMATION CALL (636) 462-3500 or visit www.CMS-Homes.net



CMS Homes offers solid, state-of-the-art construction and classic custom features in all our homes. Below is a list of standard and optional features.



Jeff
Sheets

Dale
Black

STANDARD FEATURES

STANDARD FEATURES THROUGHOUT THE HOME:

- First floor laundry rooms with 220v dryer outlet
- 50 gallon gas hot water heater
- Painted wood window sills
- Elegant white six panel doors and trim
- Two car garage prewired for garage door opener
- Concrete driveways and 3' private walks with mag swirl finish
- Hydro channel drain tile system with sump basket & pump
- Steel overhead garage doors
- Two telephone jacks, and two cable television outlets
- Upgraded carpet and pad throughout house
- Vinyl no wax flooring in all bathrooms
- Two coats interior wall paint
- Architectural shingles
- Wood entry foyer
- Seed and straw side and rear yard
- Sod front yard
- Professional landscape package
- Low maintenance vinyl siding
- Enclosed soffits and fascia
- Vinyl porch ceilings
- Built-in battery backup smoke detectors
- Two frost-proof exterior faucets
- 200 amp electric service
- \$750 lighting allowance
- 10 year 2-10 Home Buyer Warranty
- Decorative window grills on the front of your home
- Built-in Innovative Pest Control System
- Pre-wire for lighting in all bedrooms

STANDARD FEATURES IN KITCHEN AND BREAKFAST ROOM:

- Choice of custom wood cabinetry by Merillat and long lasting durable Formica countertops
- Vinyl no-wax flooring for easy care
- Efficient built in G.E. dishwasher
- 30" G.E. self-cleaning smooth top range
- G.E. space saver microwave
- Stainless steel double bowl sink
- ½ H.P. Disposal

STANDARD FEATURES IN MASTER BEDROOM AND BATH SUITE:

- Single lever chrome plumbing fixtures and accessories by Moen
- Choice of custom wood vanity cabinets by Merillat
- Deluxe elongated stools
- Deluxe marble tub with separate shower (most plans)
- Anti-scald pressure balance shower valves
- 42" high mirrors above vanities
- Cultured marble vanity tops with oval bowls
- Spacious closets with low maintenance ventilated wire closets shelving
- Elegant tempered picture window above tub (most plans)
- Luxurious walk-in closet(s) per plan

STANDARD ENERGY EFFICIENT PACK- AGE:

- Your choice of **R-18** exterior wall insulation system (½" energy board and R-13 batts) or the **R-13** system (Oxboard sheathing with R-13 batts). Note: The Oxboard sheathing and R-13 batts will be used, unless otherwise specified.
- R-30 blown ceiling insulation
- Double Glazed insulated vinyl windows
- Steel insulated exterior doors
- Carrier high efficient (13 SEER) central air conditioner
- Carrier efficient gas furnace

OPTIONAL FEATURES

- Crown molding
- Chair rail
- 9' first floor ceilings
- Atrium type doors
- Patios
- Jetted tubs
- Gas hook-up for dryer
- Bay windows
- Plant shelves, where permitted
- Intercom system
- Spindle stair rail systems
- Upgraded front entry door
- Pre-fab fireplace
- Direct vent gas fireplace
- Low-E windows
- Plumbing rough-in for basement bathrooms
- Walk-out lower level, where lot permits
- Fully sodded yards
- 3 car garage
- Tile floors
- Decks/Screened-in porches
- 9' foundation pour
- Custom paint colors
- Designer ceilings
- Built-in book cases
- Upgraded insulation system
- Stain wood trim package
- Digital & programmable thermostat
- Vaulted ceilings
- And many more!



Home Buyers Warranty®

