

1706 Ledges Dr. Ames Iowa

\$459,900

Tasteful Homes has more than 25 years of experience building homes of distinction in Ames. Tasteful Homes is committed to building quality family homes with attention to detail, style and value.

Owner Nathan Johansen and the Tasteful Homes Team are hands-on builders involved in all areas of their work, from design and product selection to management of all aspects of construction. They are regular visitors to the job sites to ensure that the high standards they expect are being met.



Tasteful Homes

(515) 520-3615

[HTTP://TASTEFULHOMESOFAMES.COM](http://TASTEFULHOMESOFAMES.COM)

FLOOR PLAN

- One Story Ranch Home with Open Floor Plan approx. 2,600 finished sq. ft.
- 5 Bedroom, 3 Bathroom Open Floor Plan Between Kitchen, Living Area and Dining Area.
- Walk-In Closet and Bath off Master Bedroom
- Walk-In Pantry in Kitchen.
- Large Family Room in Basement with Wet Bar.
- Laundry Room off of Entrance to Home from Large 3 Car Garage.

EXTERIOR FEATURES

- Covered and Uncovered Cedar Deck.
- Premium .44 Vinyl Siding
- Malarkey Highlander 30 year Shingles (Midnight Black).
- 8 Foot Tall Therma-Tru Fiberglass Entry Doors.

INTERIOR FINISHES

- Oil Rubbed Bronze Door Hardware, Light Fixtures, Plumbing Fixtures.
- Painted Trim Work.
- Painted and Stained Cabinetry and Built-Ins.
- Granite Countertops in Kitchen, Baths and Wet Bar.
- Blanco Silgranit Under Mount Sink in Kitchen and China Bowl Under Mount Sinks in Master Bath.
- White Wire Closet Shelving Included.
- LVP and Tile Flooring with Tile Backsplash in Kitchen.
- Easy Clean / Maintenance ONYX Shower Base with Tile Walls in Master Bath
- 8 Foot Tall Interior Doors on main level
- Tray Ceilings

EFFICIENCY AND CONSTRUCTION HIGHLIGHTS

- 2 x 6 Construction with Sheeted Exterior walls, 50 Year Advantech Subfloor.
- Timber Strand Studs in Cabinet Locations to Ensure Straight Walls.
- Blown-In Fiberglass insulation and Insulated Steel Garage Doors.
- Marvin Casement Windows.
- High Efficiency furnace and A/C with 85 Gallon Electric Water Heater.
- Heatilator 36" Gas Fireplace in Great Room.
- Stainless Steel Appliances. Gas Slide-In Range, Dishwasher, Over the Range Microwave Vented to Outside, and Refrigerator included.



*NOTE: Finishes Subject to Change.

*NOTE: Actual Elevation Finishes May Vary From Drawing.