

1510 Ledges Dr. Ames Iowa

\$427,000

Tasteful Home 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.

Owners Rich Johansen and Nathan Johansen 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.

FLOOR PLAN

- One Story Ranch Home Approx. 2,641 finished Sq. Ft with Varying Ceiling Heights. Main floor: 1,577 Lower: 1,064 (approx. fin. sq ft)
- 4 Bedroom, 3 Bathroom with Open Floor Plan Between Kitchen, Great Room and Dining Area
- Large Master Bedroom and Bath with Walk-in closet
- Large 3 Car Garage

EXTERIOR FEATURES

- Cedar Deck
- Premium .44 Mastic Vinyl Siding Materials
- Manufactured Stone
- Large Integrity by Marvin Casement Windows
- Malarkey Highlander 30 Year Shingles (Midnight Black)
- 8 Foot Tall Therma-Tru Fiberglass Entry Doors

INTERIOR FINISHES

- Painted and Stained Cabinetry
- Granite Countertops in the Kitchen, Baths and Wetbar
- Silgranite Undermount Kitchen Sink
- Hardwood and Tile Flooring with Tile Backsplashes
- Oil Rubbed Bronze Hardware, light Fixtures and Plumbing Fixtures
- Tray Ceilings, Decorative Beams and Shiplap Trim.
- Whirlpool Stainless Steel Appliances. Slide-In Range, Dishwasher, Over the Range Vented Microwave and Refrigerator Included.
- Easy Clean Onyx Shower pan with Tile walls
- Painted and Stained Trim Work with 8' Tall Interior Doors on Main Floor.

EFFICIENCY 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.
- Integrity by Marvin Casement Windows.
- High Efficiency Furnace and AC with 85 Gallon Electric Water Heater.
- Heatilator 36" Gas Fireplace in Living Area

*Note: Actual Elevation Finishes May Vary From Drawing



Tasteful Homes

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