

1816 Ada Hayden Rd. Ames, Iowa

\$789,000

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.

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.

FLOOR PLAN FEATURES

- One Story Walk-Out Ranch Open floor plan with Large Windows and Tall Ceilings. Approximately 4,375 finished sq. ft. Main: 2,395 Lower: 1,980
- 3 Bedroom with optional 4th Bedroom, 4 1/2 Bathroom, Walk-in Pantry.
- Custom Walk-In Master Closet and Bath off Master Bedroom with attached laundry.
- Large Walkout Basement Family Room with fireplace and large Wet Bar.
- Oversized 3 Car Garage with Led Lighting, Retractable Vacuum and Heater.

EXTERIOR FEATURES

- Cedar Deck off of Great Room overlooking Ada Hayden Park.
- Premium .44 Vinyl Siding with Board + Batten Siding and Manufactured Stone.
- Malarkey Highlander 30 year Shingles (Midnight Black).
- 8 Foot Tall Therma-Tru Fiberglass and 8' Tall Integrity Sliding Entry Doors.

INTERIOR FINISH FEATURES

- Brushed Nickel Door Hardware, Light Fixtures, Plumbing Fixtures.
- Large Walk-In custom Shower and Soaking Tub in Master Bath.
- Painted and custom Walnut Stained Trim Work with 8' Tall Interior Doors.
- Painted and Birch Stained Cabinetry.
- Granite and Quartz Counter Tops.
- Blanco Silgranit Under mount Sink in Kitchen and Under mount China Bowl Sinks in Baths.
- Wood and White Wire Closet Shelving.
- Custom Walnut Hardwood and Tile Flooring with Tile Backsplashes.
- Doug-Fir Stained Ceiling.

EFFICIENCY AND CONSTRUCTION HIGHLIGHT FEATURES

- 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 Windows
- High Efficiency furnace and AC with an 85 Gallon Electric Water Heater.
- Central Vac Pan System.
- Napoleon Linear Fireplace in Great Room and Heatilator 36" Gas Fireplace in Basement Family Room.
- Frigidaire StainlessSteel Appliances: 36" Gas Cooktop, DW, Built-in Microwave and Wall Oven, Double wide Refrigerator / Freezer, Under Counter Beverage Center.
- Vented Kitchen exhaust Hood.

*NOTE: Actual Elevation Finishes May Vary Drawing

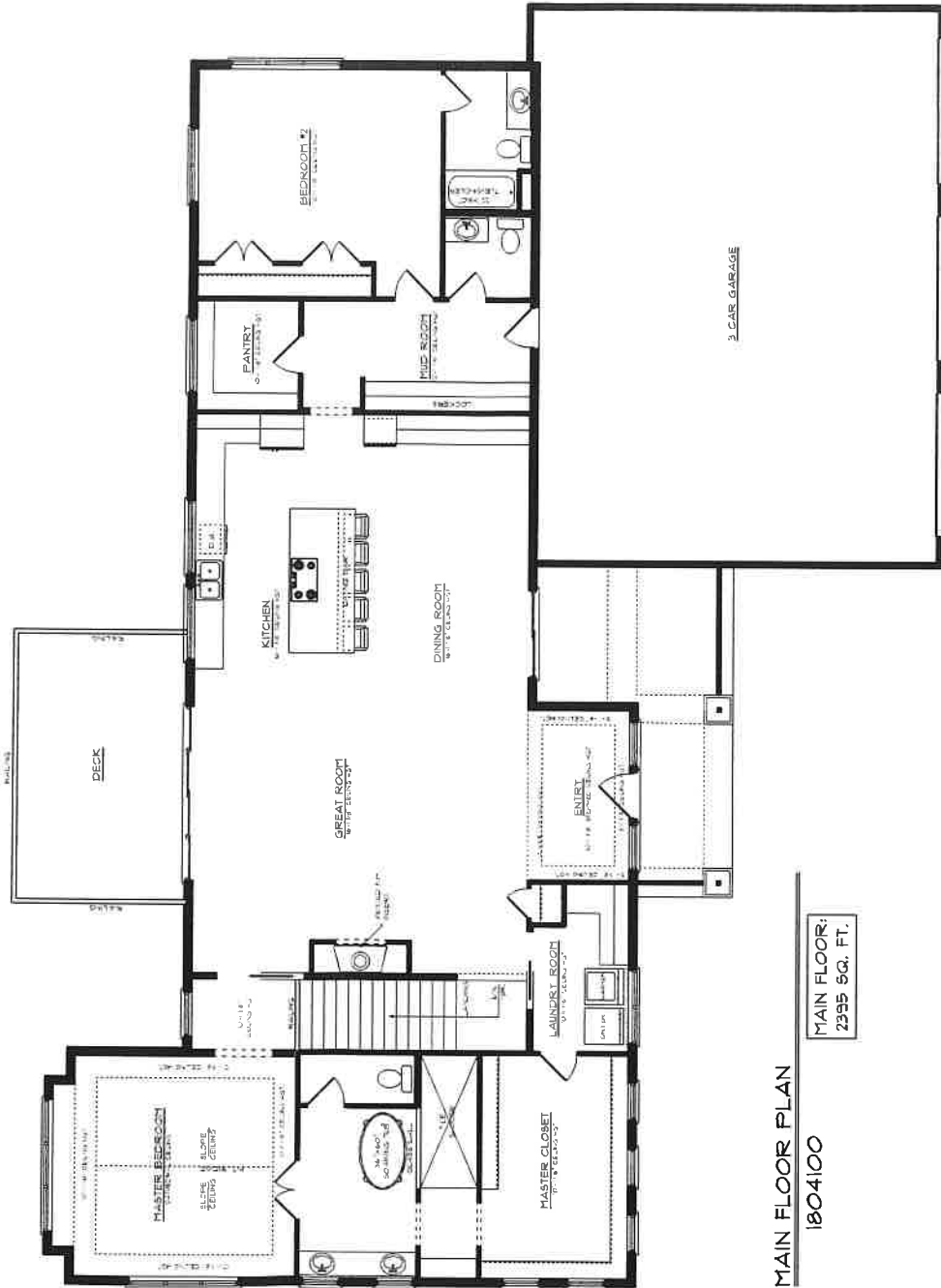


Tasteful Homes

(515) 520-3615

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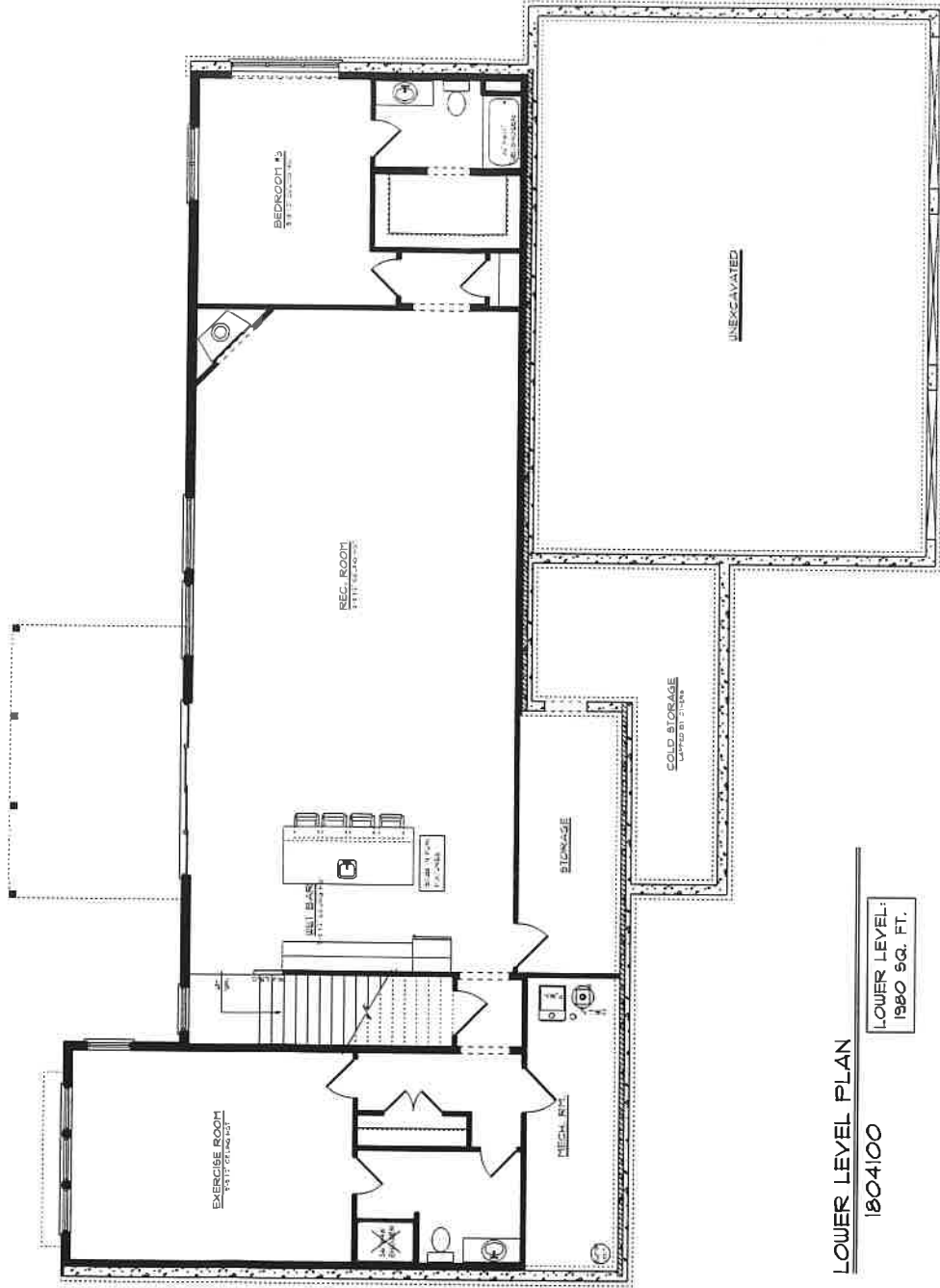




MAIN FLOOR PLAN

1804100

MAIN FLOOR:
2395 SQ. FT.



LOWER LEVEL PLAN

1804100

LOWER LEVEL:
1880 SQ. FT.



BUILDER DISCLAIMER

Homes built for sale that are on the market are subject to the following changes and variances from the marketed material:

➤ **Layout Changes**

- **Minor modifications may be made during construction per Builder discretion therefore varying from the Present Floor Plan.**

➤ **Finish Changes**

- **Interior and Exterior Finishes stated and shown on the promotional materials are subject to change.**

➤ **Pricing**

- **The listed and completed price of the product may vary from the price stated on the promotional materials.**

➤ **Additional Information**

- **See Builder for additional information and current details regarding the specific product of interest.**

