

1610 Ledges Dr. Ames, Iowa

See Builder For Pricing

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

- One Story Ranch Home Approx. 1,692 Main Level / 1,221 Lower Level finished Sq. Ft
- 10' foot Ceiling Heights in Foyer, Great Room, Kitchen, Dining and Master Bedroom.
- 5 Bedrooms, 3 Bath, Open Floor Plan Between Kitchen, Great Room and Dining Area
- Large Master Bedroom and Bath with Tile Shower and Walk-in Closet
- Large 3 Car Garage

EXTERIOR FEATURES

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

INTERIOR FINISHES

- Painted Cabinetry with Decorative Hardware
- Granite Countertops in Kitchen and Baths
- Silgranite Undermount Kitchen Sink
- LVP and Tile Flooring with Tile Backsplashes
- Oil Rubbed Bronze Decorative Hardware, light Fixtures and Plumbing Fixtures
- Tray Ceiling in Master Bedroom and 10' ceilings in main areas.
- GE Stainless Steel Appliances. Slide-In Range, Dishwasher, Over the Range Vented Microwave and Refrigerator Included.
- Easy Clean Onyx Shower Pan with Tile walls
- Painted Trim Work with 8' Tall Interior Doors on Main Floor.
- Large open Basement Family Room
- SimpliFire 60" Linear Electric Fireplace

EFFICIENCY HIGHLIGHTS

- 2 x 6 Construction with Sheeted Exterior walls, 50 Year T&G Subfloor.
- Timber Strand Studs in Cabinet Locations to Ensure Straight Walls.
- Blown-In Fiberglass insulation and Insulated Steel Garage Doors.
- High performance Marvin Casement Windows.
- High Efficiency Furnace and AC with 85 Gallon Electric Water Heater.
- SimpliFire Electric Fireplace in Living Area
- Features and Finishes are Subject to Change

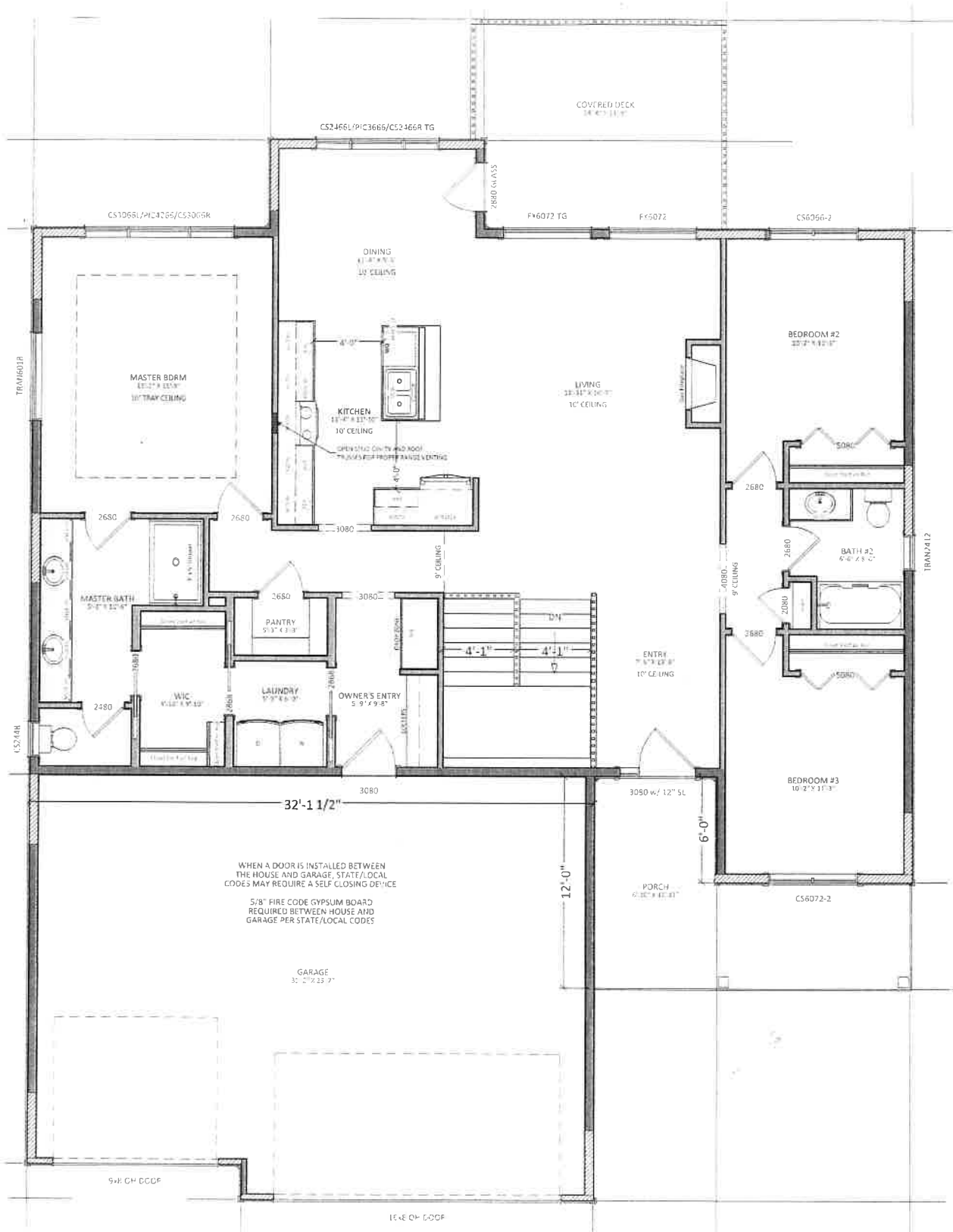
*Note: Actual Elevation Finishes May Vary From Drawing



Tasteful Homes

(515) 520-3615

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



WHEN A DOOR IS INSTALLED BETWEEN THE HOUSE AND GARAGE, STATE/LOCAL CODES MAY REQUIRE A SELF CLOSING DEVICE

5/8" FIRE CODE GYPSUM BOARD REQUIRED BETWEEN HOUSE AND GARAGE PER STATE/LOCAL CODES

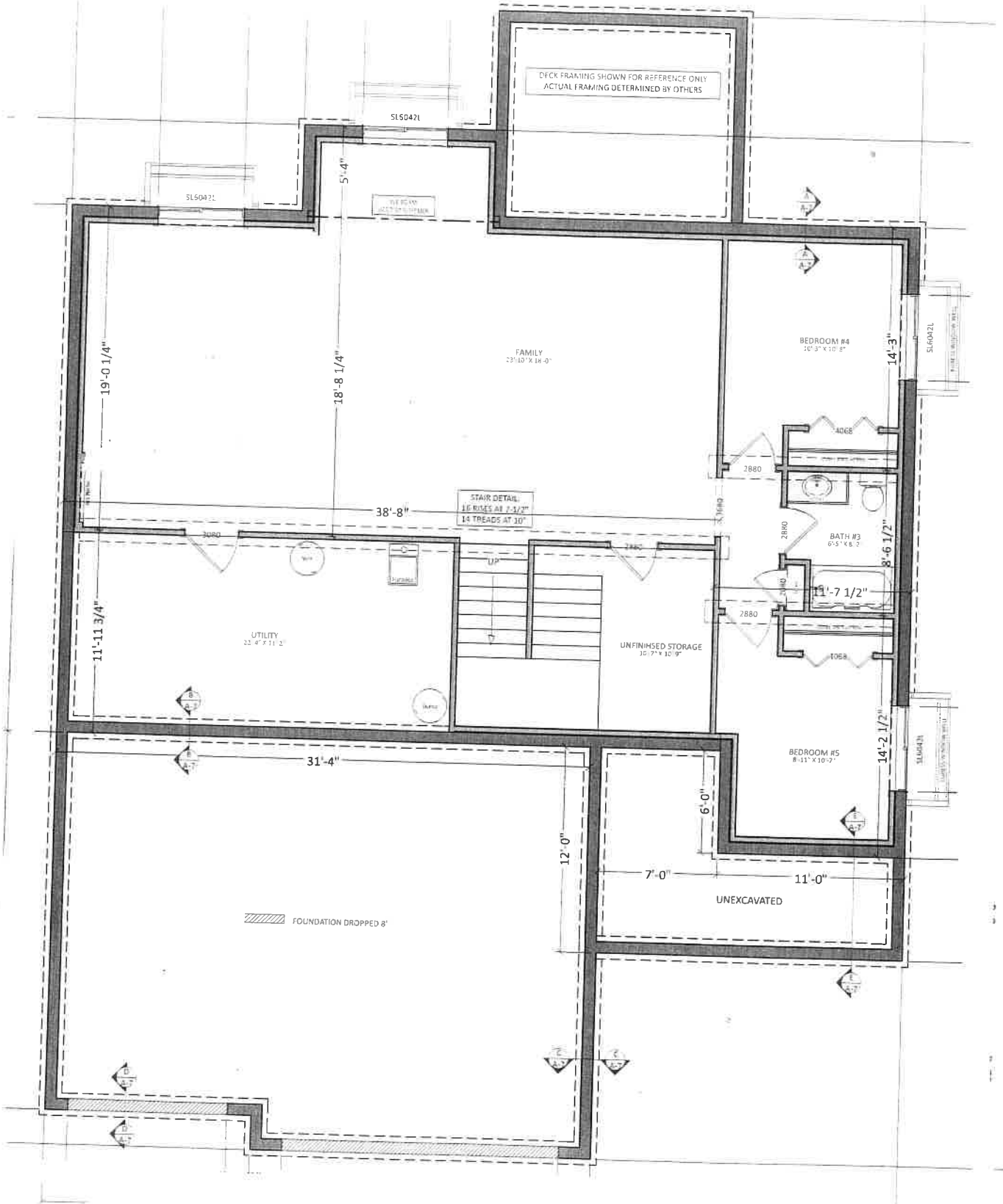
W:

- A**
- B**
- C**
- D**

1ST FLO
 1/4" = 1'-
 1/8" = 1'-

Floor Square
 Garage Squar

9'-1 1/8" Wall
 94-7/8" Heade
 Dimensions are F
 Headers size



DECK FRAMING SHOWN FOR REFERENCE ONLY
ACTUAL FRAMING DETERMINED BY OTHERS

SL50421

SL50422

ICE ROOM
ACT' BY OTHERS

FAMILY
23'10" X 18'-0"

BEDROOM #4
10'-5" X 10'-8"

STAIR DETAIL
16 RISES AT 7'-1/2"
14 TREADS AT 10"

BATH #3
6'-5" X 6'-2"

UTILITY
22'-4" X 11'-2"

UNFINISHED STORAGE
10'-7" X 10'-9"

BEDROOM #5
8'-11" X 10'-7"

UNEXCAVATED

FOUNDATION DROPPED 8"

- 1. THI CONT RESPC IN ACI
- 2. HEI CRITIC IMME
- 3. ALL AT A LOCAL
- 4. VEN BASEN FOR HI ACCOF
- 5. FOR IS TO P VENTIL COVER

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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.**



Tasteful Homes LLC

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Ames, IA 50010



The Tasteful Homes Difference

Tasteful Homes is Dedicated to Being the Best

Tasteful Homes is committed to Quality Construction and to the Details that place a Home on another level. Tasteful Homes understands a home is a big investment and should be protected and treated with much care and respect. We are hands on builders and give 100 percent to every project working towards nothing less than the best!

Tasteful Homes Cares about its Customers

Tasteful Homes believes in doing what's right and doing things the right way. We think ahead to the long term, not the short term. We understand the importance of products being constructed well and being trouble free. Tasteful Homes carefully selects quality materials that last and perform over time using proven construction techniques. Tasteful Homes also ensures only quality professional labor and contractors are on the job. The benefits of making a Tasteful Homes purchase continues well after the sale by providing service and honoring warranty matters.

Tasteful Homes is Worth the Additional Investment

We understand our product may be more of an investment but it's worth it. Expensive repairs and continual maintenance needs not only result in dissatisfaction but creates unnecessary stress and expense in addition to affecting resale value.

Be sure to pick-up a brochure today for more information.

