

# 5806 McFarland 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 with 2,770 Total Finished Sq Ft. (Approx.)
- Main Level 1,670 / Lower Level 1,100 finished Sq. Ft. (Approx.)
- 10' foot Ceiling Heights on All Main Floor with some Tray Ceilings.
- 5 Bedrooms, 3 Baths and Powder Bath, Garage Entry Drop Zone.
- Open Floor Plan with walk-in Pantry and Large Kitchen Island.
- Spacious Master Bedroom and Bath with Tile Shower and Walk-in Closet.
- Main Floor Laundry off Garage Entry.
- Spacious 3 Car Garage

## EXTERIOR FEATURES

- Covered Deck with Steps to grade.
- Premium .44 Mastic Vinyl Siding Materials
- Large Marvin Casement Windows
- Malarkey Highlander 30 Year Shingles (Midnight Black). Subject to Change.
- 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 / Black finish Decorative Hardware, light Fixtures and Plumbing Fixtures.
- GE Stainless Steel Appliances. 36" Cooktop, 36" Vented Hood, Dishwasher, 30' Wall Oven Microwave Combo 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 Rec Room
- SimpliFire 60" Allusion 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

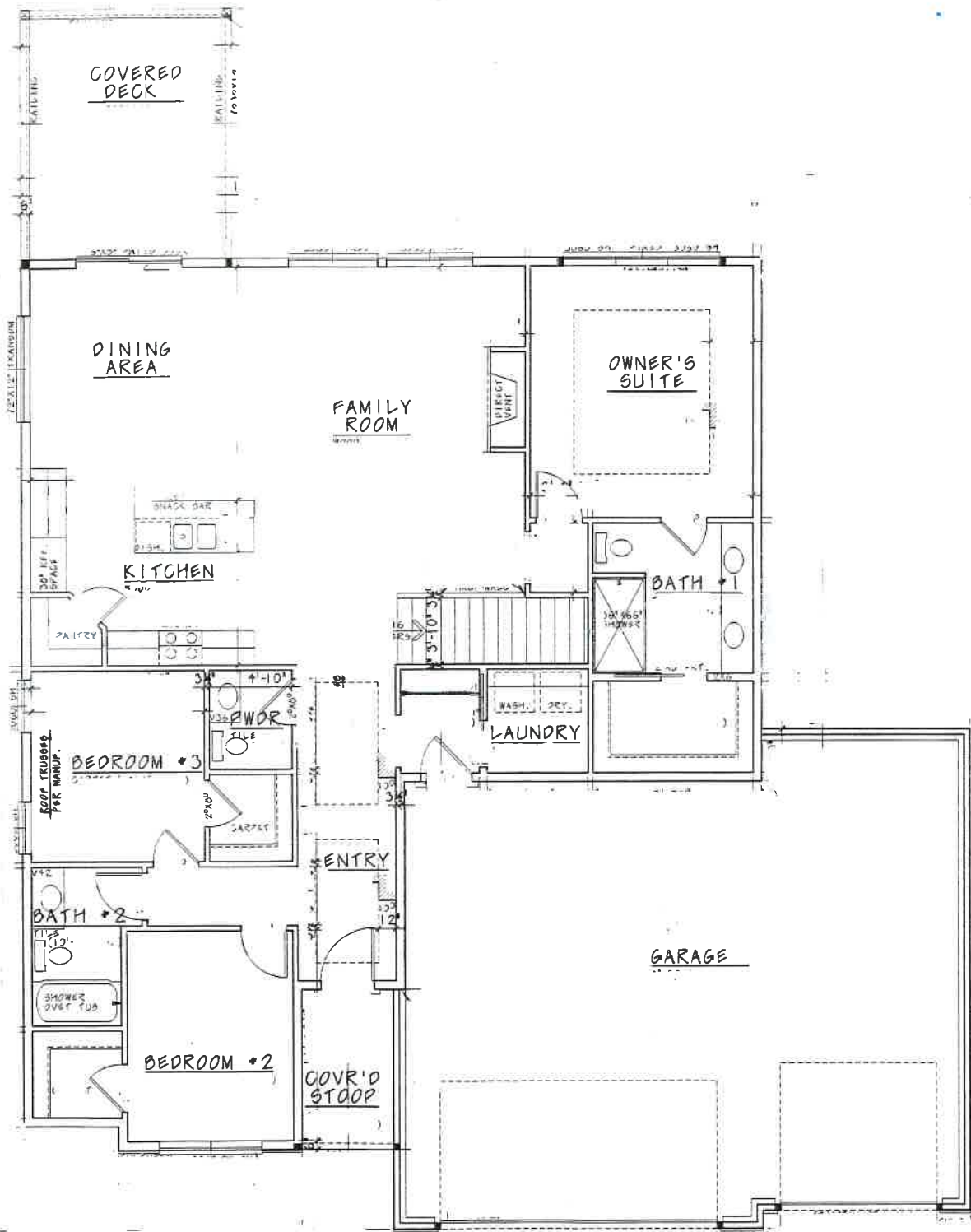
\*Note: Actual Elevation Finishes May Vary From Drawing



**Tasteful Homes**

**(515) 520-3615**

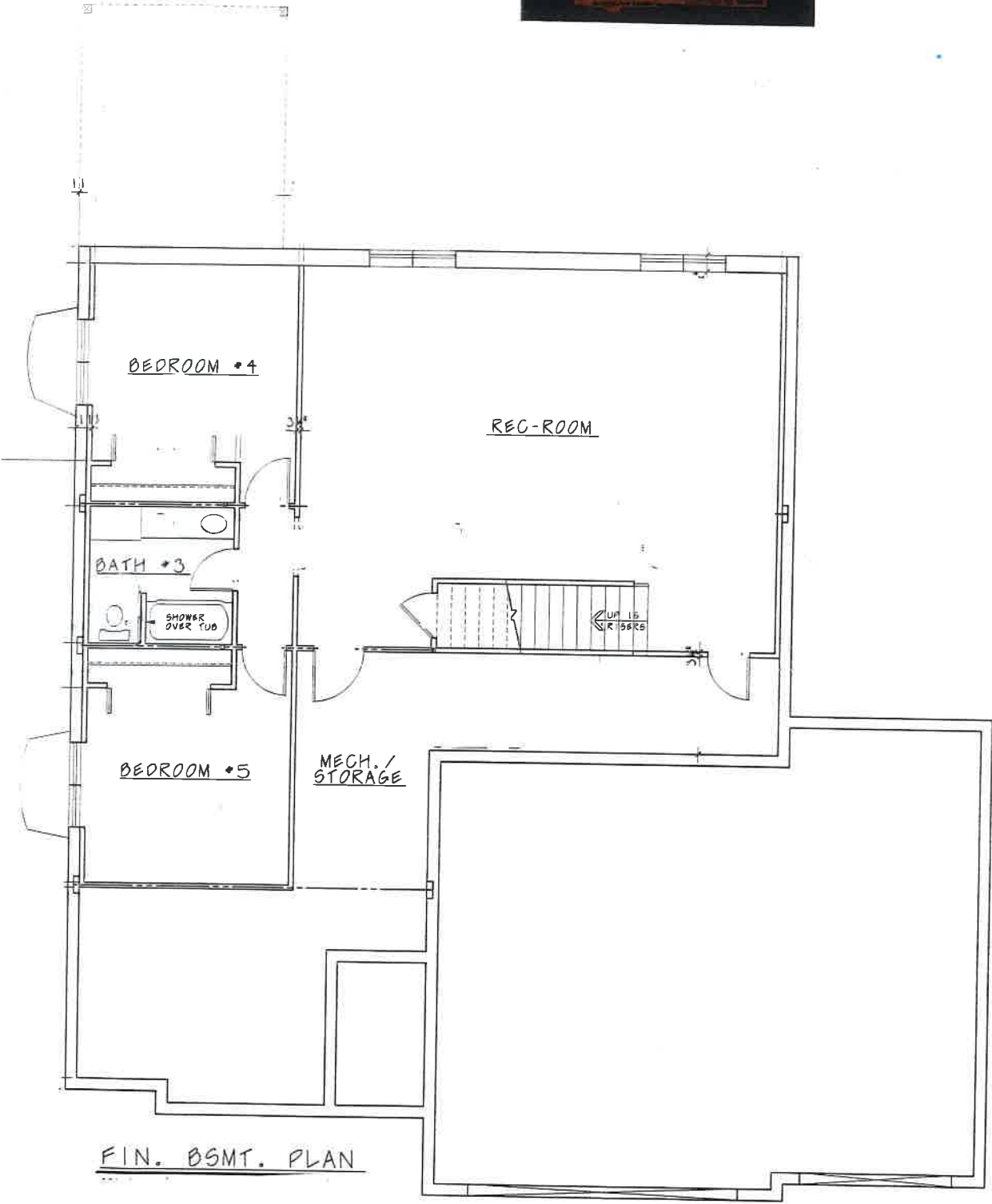
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## BUILDER DISCLAIMER

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 that 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.*

