

# MARANATHA CONSTRUCTION COMPANY

210 Augusta Court - Split Rail Estates

Approx. 4854 SF +/-

Call Howard Watson: 817-244-9999 or 817-919-3799

## Outstanding Features

### Exterior

Automatic garage door openers  
High Profile 35-year Atlas Pinnacle shingled roof  
3'6" extra wide 8-foot Entry door with obscure glass  
Full guttering around entire home  
Brick exterior with Cast stone  
Steel foundation engineered specifically for home site  
Custom Brick & Cast Stone mailbox  
Cast Stone water table & window surround in front  
Landscaped & fully sodded front & side yard  
.83 size Lot  
Oversized, Decorative Cedar garage doors/3-car garage  
Sprinkler system in front, back & side yards  
On Split Rail Golf Course

### Interior

Harwood floors in Entry, Family Room, Study, Dining, Breakfast, Hallways to Master & Guest Bedroom  
Travertine flooring in Kitchen, Utility, Powder Bath  
Wood Casing around inside of Study & Dining windows  
Custom crown molding in Entry, Kitchen, Family Room, Breakfast Area, Master Bedroom, Dining Room, Study & Upstairs Game room & Bedrooms  
Low-profile carpet on stairs, gameroom  
Low-profile carpeting in all bedrooms  
Wired for Surround Sound in Family Room & Upstairs Game room  
Stone fireplace in Family Room  
Ceiling fans in Family Room, Study, Patios, bedrooms  
Prewired for CAT-5 phone & TV jacks  
Large Walk-In Cedar Closet Upstairs

Lighted attic access with floored attic above  
Garage. Walk up stairs to attic.  
Completely finished, painted & trimmed garage  
Special Trowel textured walls and ceilings  
Security System with 3 keypads (does not include Motion detectors)  
Wallpaper in all Baths  
Central Vacuum System with floor vac in breakfast  
**Mother-in-law or Guest Suite**  
Large Walk in shower - coffee bar cabinets in bedroom

### **Gourmet Kitchen**

Heavy textured walls in Kitchen/Breakfast Area  
Kohler black/tan porcelain sink with low divide  
Jenn-Aire & Kitchen Aid Stainless Steel Appliances  
Jenn-Aire Double Oven  
Jenn-Aire 48" Gas cooktop w/6 burners, griddle  
Miele Built-in Stainless Steel Coffee System  
Custom cabinets with faux paint finish  
Recessed lighting above & below kitchen cabinets  
Granite countertops  
Travertine kitchen floor  
Butler's Pantry to Ice Maker & Miele Coffee System  
Large Work island with seating for one  
Tile backsplash above countertops  
Custom Metal Vent-A-Hood  
Huge Countertop bar with 6 decorative corbels

### **Elegant Master Suite & Bath**

Frameless Glass Shower Unit. Walk-in closet that opens into Utility Room with pocket door

Jetta Tub with whirlpool jets  
Custom cabinets with faux paint finish  
Extra high seasonal rods  
Showhouse plumbing; shower system w/body jets

### **Energy Features**

Polysealant applied at base plates, doors  
And windows to prevent air filtration  
Carrier Energy saving heating and electric air conditioning system with a minimum 14 SEER rating

(3) Carrier Heat Pumps  
Programmable digital thermostat with memory  
Double-paned thermal insulated windows with Low E glass  
R-15 insulation on all exterior walls with Solar board; R-22 in sloped ceilings & R-38 blown in Attic. Wind turbines on roof  
(2) 50-gallon electric water heaters  
(1) 250-gallon Propane tank - buried in ground

**4 BEDROOMS - 6 BATHS  
WITH STUDY & 2 LIVING  
AREAS**

**PRICE AS OF 03/23/09  
\$699,000.00 (4854 SF + or -)**