



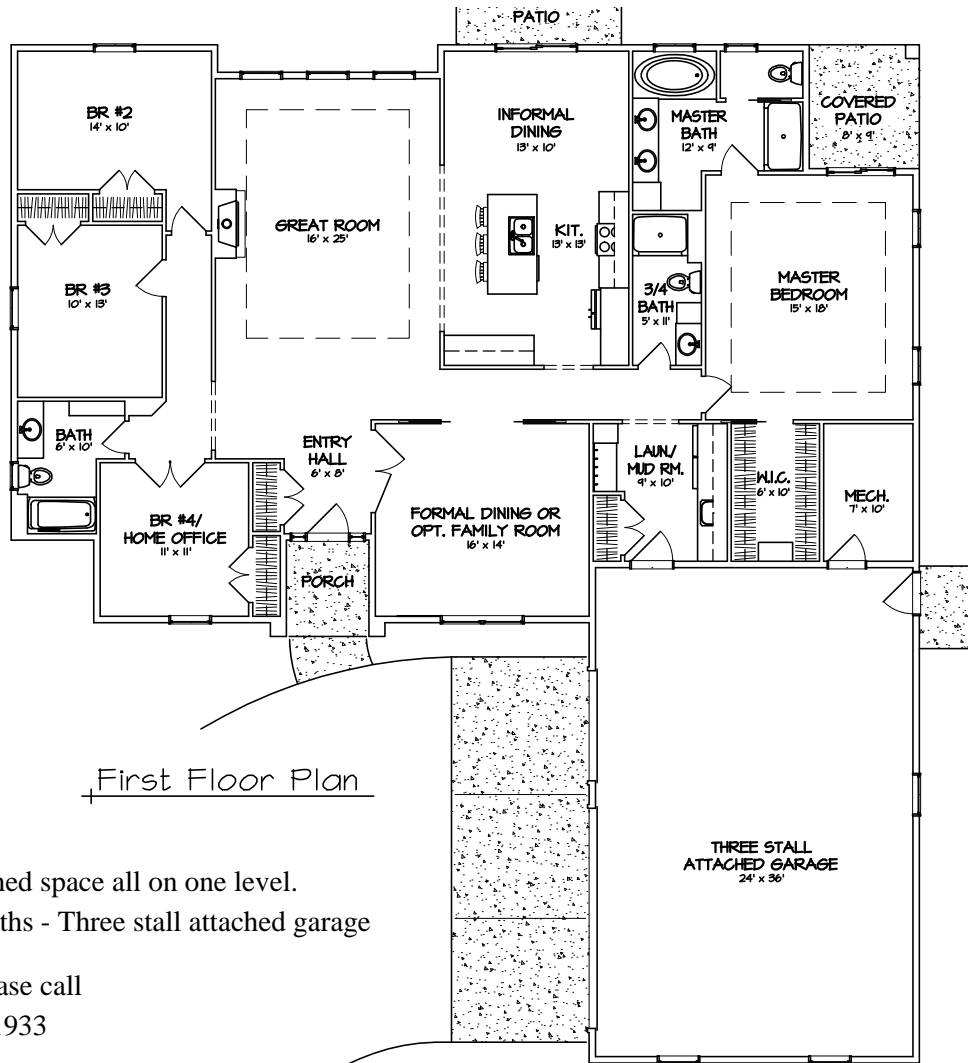
Legacy Custom Homes is pleased to offer this one-of-a-kind custom home in beautiful Timber Trails development

"The Catarina"

4911 Trails End Drive
Hermantown, MN



Front (East) Elevation



First Floor Plan

2,427 square feet of finished space all on one level.
Four bedrooms, Three Baths - Three stall attached garage

For more information please call
Pete Franzen at 218.879.1933

MN License #20265929

Special features of this home:

Construction:

Upgraded exterior wall system (Energy Star)
R-23 wall insulation (batts plus R-10 continuous)
R-50 ceiling insulation
Fully taped and caulked vapor barrier
Three car garage, insulated and sheet rocked
Sealer at garage slab
Windows: Marvin Integrity clad wood windows
with sill flashing, perimeter wrap, and spray foam
Engineered trusses
Structural concrete slab on grade designed by
licensed engineer

Exterior:

Cultured stone veneer details as shown
Fiber cement trims/accent boards
Board & batten siding accents at front
GAF/Elk 30 year architectural shingles
7'-6" high insulated steel overhead doors
Tyvek house wrap at all exterior walls
Extra-long siding minimizes joints
Maintenance-free aluminum soffits/fascia
Broomed/sealed concrete sidewalks/aprons
Therma-Tru fiberglass doors with clad frames

Mechanicals:

95% efficiency natural gas condensing boiler, with
infloor heat throughout the house and garage
Four zone system with digital thermostats
Central air conditioning
Integrated heat recovery air exchanger
95% efficiency natural gas water heater
Three exterior hose bibs plus one at garage
Electrical hookup for dryer
Ceiling fans at master bedroom and great room
Recessed can lights

Kitchen:

Koch birch cabinets
Stepped upper cabinets
Crown at cabinets
Finished wood ends
Pantry unit
Side panel at refrigerator
Upgraded granite top at island/eating bar
Includes all kitchen appliances
Recycle center at island
Roll-out trays at base cabinets
Undermount sink with pullout faucet
Garbage disposal

Bathrooms:

Wood vanities
Upgraded vanity tops
Linen storage
Tiled floors at bathrooms

Trim:

Enameled wood colonial wide casing and base
Solid panel doors
Double-pull closet doors
Closet shelving/hanging systems

Additional Special Features:

9' ceilings throughout
Outdoor patio area by the kitchen/great room
Gas fireplace at great room
10' tray ceiling at great room
Private covered porch/patio from master bedroom
Tray ceiling in master bedroom
Large and convenient laundry/mud room
Pull-down access to garage attic bonus storage
Satin nickel hardware
Knock-down finish at ceilings
And much more...