



CROSS HOMES
AND ASSOCIATES

636-300-1010

LADUE COURT

We have summarized a sampling of our standard features. At Cross Homes & Associates, we strive to blend old world craftsmanship with state of the art technology, hand crafting each home and delivering to you the level of quality and value in a home that only appreciates over time.

IT'S ALL INCLUDED

EXTERIOR

- Full Masonry "French Country" elevation
- Maintenance free aluminum Fascia & Siding with 5" aluminum gutters
- Three dimensional 30 year warranty shingles
- Classica insulated custom garage doors with straps and handles
- Jeld-Wen's Norco wood insulated windows
- Built - in allowance for lawn, landscape and irrigation system

INTERIOR

- 10' First floor ceilings (higher where shown on plan)
- 5 1/4" Enameled base boards and 3 1/4" enameled casing through out
- Granite kitchen and master bath countertops
- Custom stair cases with iron balusters
- Furniture quality cabinetry through out home
- Hardwood flooring at foyer, kitchen, breakfast room and mud room
- Dal Dakota Salerno ceramic tile in all baths and laundry
- 44 oz. carpeting by Shaw through out remainder of home
- Two coats Porter Silken Touch wall paint through out the home
- Two panel Colonist interior doors through out
- Appliances to include slide in Kitchen Aid refrigerator, dishwasher, 48" gas cook top with 54" Trade Winds hood, Microwave 36" electric oven (all Stainless Steel)

OTHER FEATURES

- 9' Foundation pour with full walkout rear wall
- Fully drywalled garage with one coat of tape
- Lennox furnace, humidifier, programmable thermostat
- 12' x 15' patio at lower level
- R-38 ceiling and R19 wall insulation
- Security System to include motion detectors
- Moen faucets and Kohler Wellworth toilet

VILLA "A" Ranch (includes 900 sq. ft. of lower level finish)	\$881,958.
VILLA "A" 1 1/2 Story (lower level not included)	\$903,179.
VILLA "B" Ranch (lower level not included)	\$863,662.
VILLA "C" Atrium (lower level not included)	\$875,978..

Note: Base price includes a standard home site