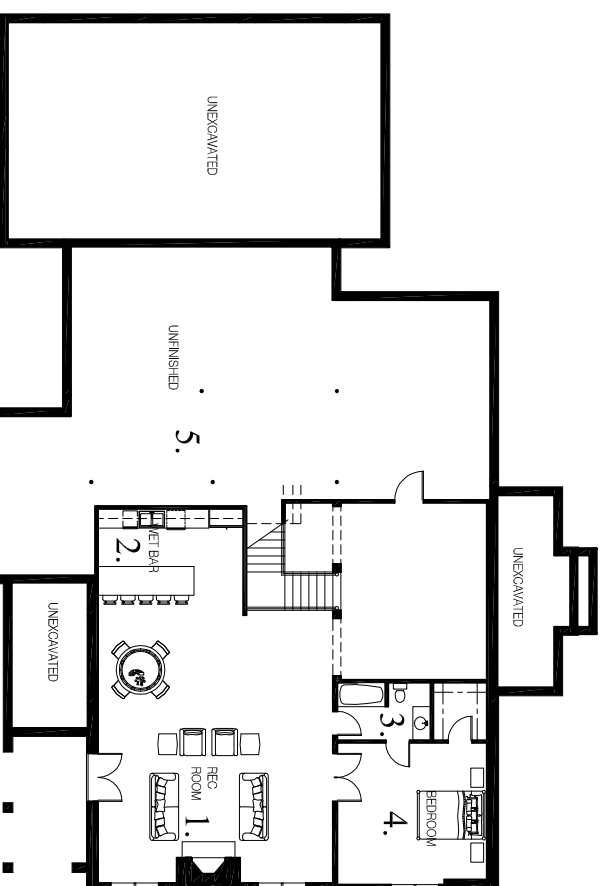
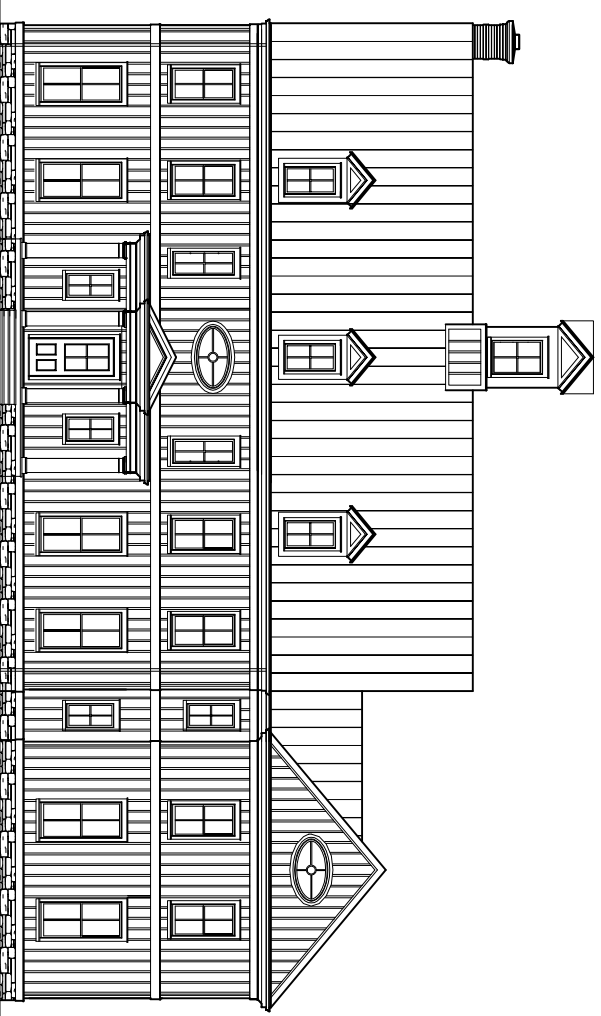


# 7855 Dublin Granville Road New Albany, Ohio



1,575 S.F.



## Lower Level Plan

### Room Name

### Specifications

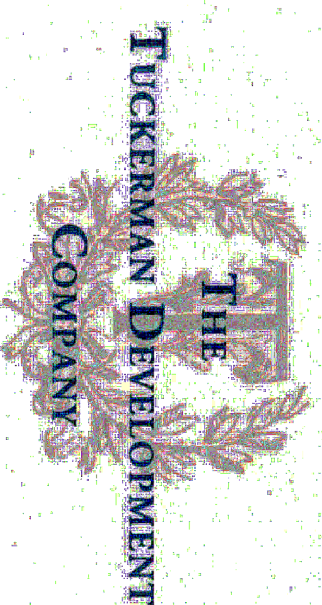
- | Room Name                            | Specifications   |
|--------------------------------------|--|
| 1. REC ROOM<br>28-11" x 49-11"       | Floor - carpet, two piece crown, base - 5", casing - 4 1/2", double wide window ceiling height - approximately 9' depending on location of soffits.    |
| 2. WET BAR<br>8'-10" x 10'-0"        | Sink, refrigerator with icemaker, microwave, disposal, dishwasher, upper and lower cabinets, all in their respective allowances, tile or marble floor. |
| 3. BATHROOM<br>9'-5" x 5'-5"         | Floor - tile or marble, base - 5", casing - 4 1/2", Doors in basement 6'-8".   |
| 4. GUEST BEDROOM<br>14'-11" x 19'-1" | Floor - carpet, base - 5", casing - 4 1/2", crown - two piece, double wide windows, walk in closets.   |
| 5. MECHANICAL ROOM [unfinished]      |  |

### GENERAL FEATURES

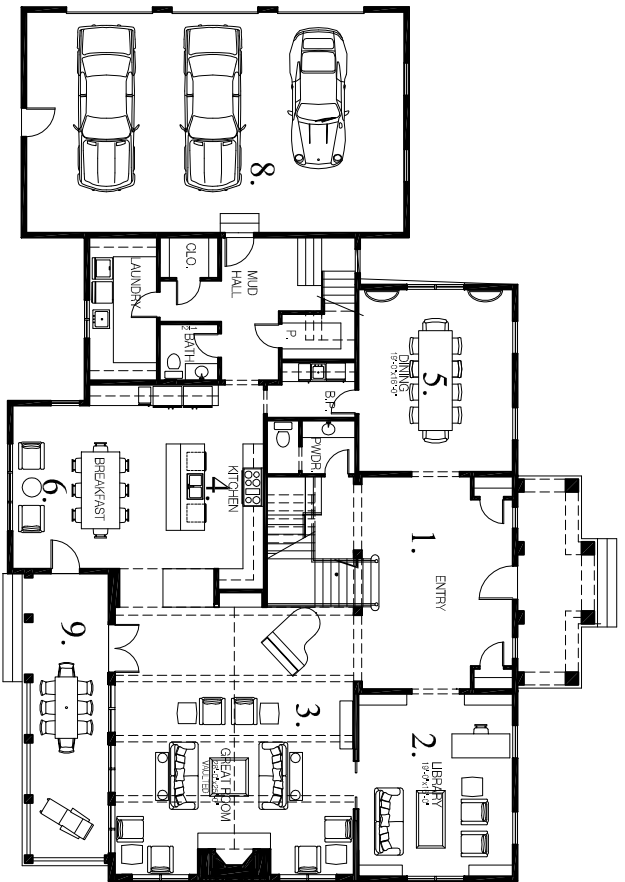
1. Driveway to be asphalt.
2. Roof - black, non bleed, slate.
3. Windows - Weathershield - simulated, true-divided light with screens
4. Front entry door - Mahogany.
5. All fireplaces are masonry with marble or granite surrounds and gas starters.
6. Water heaters - two - 75 gallon.
7. Sump pumps - two with one battery back up.
8. Gas lines - one furnace, kitchen range, five fireplaces, two water heaters, one gas line to back patio.
9. HVAC system - a minimum of three systems with air cleaners will be provided. Gahanna Heating and Cooling will provide details.
10. Electric Service - 400 amp, paddle devices, four exterior outlets, smoke and carbon monoxide detectors to meet code, phone and cable in most rooms. Eighty, six inch, can lights included.
11. Security system include - Basic system with three keypads.
12. Sprinkler system included for lawn and beds -see allowance
13. Central vacuum system with attachments included.
14. Stereo system prewired on first floor, patio, lower level and master bedroom - see allowance.
15. Computer network system to be set up in four rooms.
16. Landscaping - see allowance.
17. Sod - full sod other than natural and undisturbed areas - see allowance.
18. Closet shelving will be similar to California closet style which is available to see in my other homes - see closet shelving allowance.
19. Gutters and downspouts to be copper along with scuppers.



The Renderings and floor plans provided are only conceptual and are meant to be visual aids. Tucker Development reserves the right to revise and or substitute products, features, dimensions and specifications without notice.



**Tuckerman Development**  
5000 Kitzmiller Road  
New Albany, Ohio 43054  
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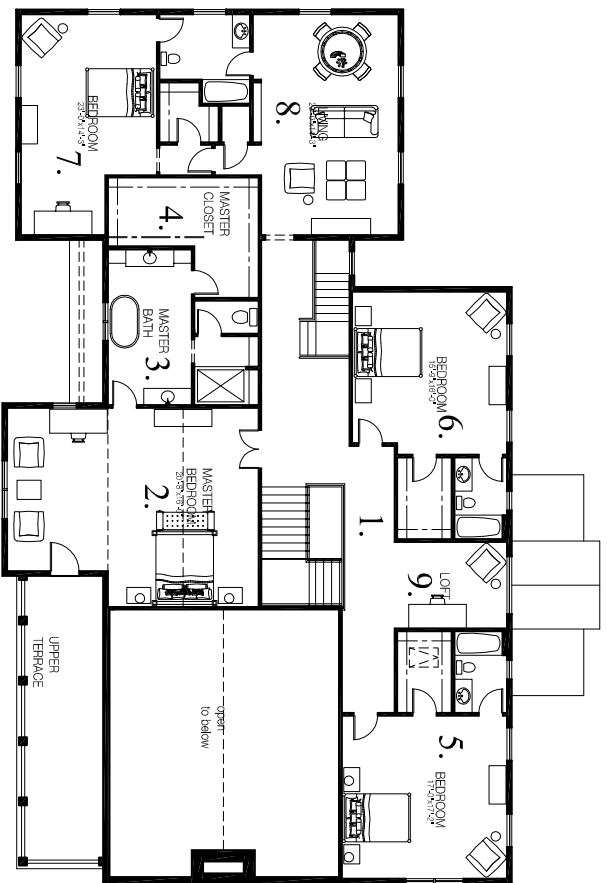
# First Floor Plan

3,005 s.f.



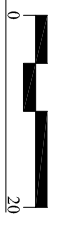
## Room Name Specifications

1. Entry Hall  
19'-2" x 27'-0"  
Two story entry, electric receptacles in baseboards, pediments over some door openings - marble, lower level floor - hardwood, upper level floor - 36 inch wainscoting from lower level to second level
2. LIBRARY  
16'-0" x 20'-0"  
Two story cathedral ceiling, wood paneled to ceiling, hardwood floor, built in bookcases, masonry fireplace.
3. GREAT ROOM  
30'-0" x 22'-6"  
Vaulted ceiling w/ beamed ceiling, wood paneled with crown inside beams. large masonry fireplace and hearth to be of stone or marble.
4. KITCHEN  
16'-0" x 19'-6"  
Hardwood floor, 10 ft. ceiling, top of line appliances in allowance, center island, all countertops - marble or granite in allowance, plumbing fixtures in allowance, cabinets to ceiling - in allowance.
5. DINING ROOM  
16'-0" x 18'-2"  
10 ft ceiling, hardwood floor, double chair rail, applied panels above and below chair rail, three piece crown, 7" base.
6. BREAKFAST ROOM  
14'-4" x 17'-8"  
18 ft. ceiling, 4 1/2" casing, 7" baseboards, hardwood floors.
7. MUD HALL  
10 ft. ceiling - ceramic floor in back bath and closets - bead board to 43" in bath and hallway - 4 1/2" casing - two piece crown
8. GARAGE  
23' x 39'  
Concrete floor - hot and cold hose bibs - three electric door openers and one remote key pad on exterior door
9. PATIO  
Brick patio on concrete with 18" high wall to sit upon. Gas grill hook up.



# Second Floor Plan

2,975 s.f.



## Room Name Specifications

1. UPPER HALL  
Hardwood floor, bookcase at top of landing, 36" wainscot, laundry room
2. MASTER BEDROOM  
17'-0" x 24'-0"  
Floor - carpet, base -7", casing on windows and doors 4 1/2", crown - two piece, vaulted ceiling, masonry fireplace, mini kitchen with sink, under counter refrigerator microwave.
3. MASTER BATH  
20'-6" x 15'-10"  
Two custom made vanities, large shower with interior window, rainhead shower with a second hand held shower head with spray, custom made mirrors over vanities with two sconces, jacuzzi tub, marble heated floors, arched ceiling.
4. MASTER CLOSET  
12'-4" x 15'-0"  
Floor - carpet, base - 7", casing 4 1/2", crown -one piece, 10ft. Ceiling.
5. BEDROOM  
16'-0" x 20'-1"  
Floor - carpet, base - 7", crown - two piece, casing - 4 1/2", bathroom with shower/tub, closets - similar to california closets
6. BEDROOM  
13'-3" x 15'-7"  
Floor - carpet, base - 7", crown - two piece, casing - 4 1/2", bathroom with shower/tub, closets - similar to california closets
7. BEDROOM  
13'-3" x 15'-7"  
Floor - carpet, base - 7", crown - two piece, casing - 4 1/2", bathroom with shower/tub, closets - similar to california closets
8. BONUS LIVING  
23'-0" x 15'-0"  
Bonus room over garage - vaulted ceiling, base 7", no crown, 4 1/2" casing floor - carpet
9. LOFT  
7'-2" x 17'-6"  
Vaulted ceiling, base 7", 4 1/2" casing, floor - carpet.

\*\* Please see allowance sheet for further detailed information on the various allowance items.\*\*