



*Pricing  
For  
Hunters Trace Condominiums*

<u>Plan</u>	<u>Bd/Bth</u>	<u>Approx sq ft</u>	<u>Price</u>
<b>The Madison</b>	<b>2/2</b>	<b>1530</b>	<b>\$ 164,900</b>
<b>w/Bonus Room</b>	<b>3/2</b>	<b>1700</b>	<b>add \$ 13,500</b>
<b>The Sherwood</b>	<b>2/2</b>	<b>1408</b>	<b>\$ 158,900</b>

*In addition to the standard features, Klein Homes offers an abundance of extras.*

- All kitchen appliances including a side by side refrigerator
- Custom tile in the foyer/kitchen/hall bath
- California Berber carpet
- Beveled edge mirrors in the bathrooms
- Insulated garage doors
- Brushed nickel hardware
- Covered 12 x 12 patio with option to enclose
- Pre-wired for security system
- Custom lighting and ceiling fans

*This is just for starters. You will be able to customize your new home with a variety of upgraded features to make your home your own.*

# HUNTERS TRACE CONDOMINIUMS

A  DEVELOPMENT



BASE PRICE MADISON \$164,900  
BASE PRICE SHERWOOD \$158,900

## POPULAR OPTION PRICING

End Unit	\$2500		
Champion Convertible Screen Only System			\$5500
Champion Patio Enclosure	\$10,250	Heat/Air Unit	\$2500
(Price does not include blinds)			
Fireplace	\$2500		
Cabinets: Oak Amish made all wood (standard)			
Maple Glazed Cabinets	\$1000	Maple Cabinets	\$ 500
Cherry Cabinets	\$ 800		
Stainless Steel Appliance Pkg	\$ 650		
Beveled edge counter tops	\$ 500		
Raised Extended Bar	\$ 994		
Flooring: Tile in entry, hall bath & kitchen standard			
Tile in Master Bath	\$ 500		
Tile in Laundry	\$ 500		
Blinds	\$ 650		
Dark Colored Paints	\$ 500		
Alarm system	pre-wired standard		

\*\*Many other options available at you request

Current Model in 8441

If you have any questions please contact your Klein Homes Sales Representative  
(812) 246-4663



## HUNTERS TRACE FEATURES

### *Elegant Interiors*

- Upgraded California Berber (Frieze) stain relief carpet with 5 year wear warranty in a choice of colors.
- Durable carpet padding with a No Crush warranty.
- Dramatic Vaulted ceilings and tray ceilings.
- Long lasting no-wax vinyl flooring in the laundry and master bath available in choice of colors and styles.
- Decorative interior lighting packages available in choice of colors and styles.
- Smoke detectors with battery back-up in all locations required per building codes.
- Decorative 6 panel painted masonite doors with quality Kwikset brush nickel knob or brass style hardware.
- Painted all wood colonial style trim details.
- Prewire and braced for ceiling fans in all bedrooms, family room, and living room.
- Phone jacks prewired in four customer selected locations with category 5 wiring for voice and data.
- Prewire for four cable television outlets in customer selected locations.
- Full washer and dryer connections.
- Prewired for Security System.
- Ceramic Tile in foyer and hall bath

### *Gourmet Kitchens*

- Quality oak wood amish cabinetry in choice of stained finishes.
- Easy-care Formica countertops with matching back-splash to protect walls in choice of colors.
- Tile flooring in choice of colors.
- Easy-care stainless steel kitchen sink.
- Attractive nickel finished single lever faucet with spray from Delta Faucets.
- Pre-plumbed for ice maker.
- Powerful food-waste disposal.
- Upgraded appliances including:
  - Self cleaning smooth top range,
  - Microwave with turn table,
  - Pot scrubbing Feature dishwasher
  - Side by Side Refrigerator

### *Luxurious Bedrooms and Baths*

- Spacious closets with vinyl coated ventilated shelving.
- Quality oak wood vanities.
- Durable Delta nickel double handle fixtures.
- Easy-care cultured marble vanity tops with matching backsplash to protect walls in choice of colors.
- No-wax vinyl flooring in master bath in choice of colors and styles.
- Beveled edge mirrors

- Full vanity width plate glass mirror with decorative lighting.
- Jetted Garden tub with separate walk-in shower unit in master bath
- Maintenance free one piece tub & shower unit in the 2nd bath

### *Impressive Exteriors*

- Six panel insulated fiberglass entry door with quality Kwikset hardware.
- Finished garage with direct access to your home.
- Garage door opener with keypad.
- Maintenance free vinyl soffits.
- Insulated garage door.
- 25 year shingles.
- Landscape package included.
- Fully sodded yards.

### *Energy Saving and Quality Features*

- Double pane insulated windows in almond finish by Capitol.
- Batt/Blown insulation in ceilings with an R-factor of 30 (per plan).
- Batt insulation in exterior frame walls with an R-factor of 13.
- Energy efficient Rheem Air Conditioning and Heating system engineered for your home.
- Energy efficient 50 gallon hot water heater.
- Engineered truss system.
- High quality plumbing with combination CPVC, PVC and Copper in accordance with building code.
- Comprehensive, independent, third party warranty from Residential Warranty Corporation covering 2 year coverage on workmanship and materials, suppliers warranties apply based on their warranty time frames, and 10 full years of structural coverage from the date of closing.**

Klein Homes offers an array of custom features that can be added to the price of your new condo.

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**CONDOMINIUM:**

A development where individuals own dwelling units but share common areas with the other unit owners of the complex. The maintenance of the common areas etc. is taken care of by the Condominium Corporation in which every unit owner owns a share and has voting rights. The Condominium Corporation is created by the registration of a Declaration and by-laws on title to the property and all individual hits.

**CONDOMINIUM OWNERS ASSOCIATION:**

An organization made up of unit owners in a condominium development established to govern relations between the owners and to administer the rules, by-laws and covenants of the condominium.

**MONTHLY ASSESSMENT FEE: \$105.00**

Fee pays for mowing, garbage pick-up, snow removal, landscape maintenance, exterior maintenance including mailboxes, benches, etc. plus insurance on building exterior and grounds.

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Signature

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Signature