

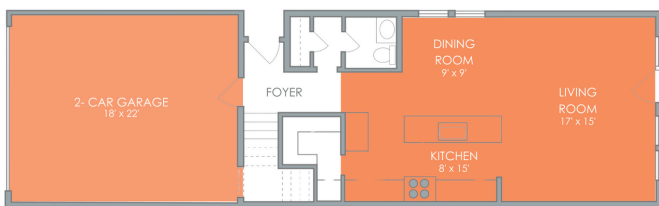
PV

PEERLESS VILLAS

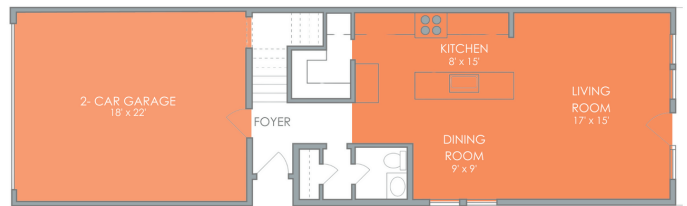


FLOOR PLANS

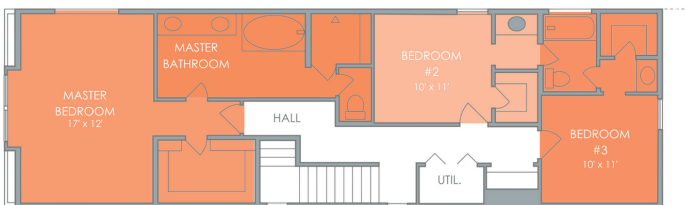
6815 1st Floor



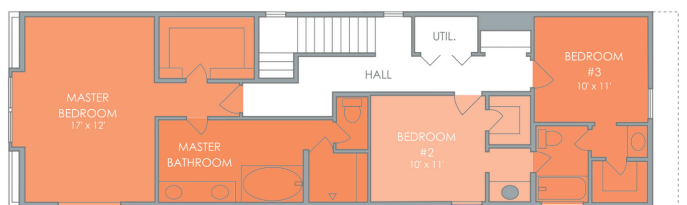
6817 1st Floor



6815 2nd Floor



6817 2nd Floor



ADDRESSES

- 6815 Peerless St
- 6817 Peerless St

SPECS

- Architectural designed by Refuge Design Studio and Engineered by BEC Engineers. Built by EDM Builds.
- Removal up to 24" of existing soil and replaced with Select Fill for greater foundation stability (~\$7,500)
- Post-Tensioned foundation slab with a compressive strength of 3000 psi with 6 mil poly moisture barrier
- Artificial turf in backyard (\$5,200)
- Wrought iron security gates (\$2,500)
- Low maintenance landscaping with black star gravel (\$1,800)
- Exterior walls framed using 2x6 allowing for R-19 value insulation.
- Flooring system designed using open-web trusses with thicker 1-1/8" Advantech Floor Decking to help noise from 2nd floor foot traffic. (\$3,800)
- Water lines plumbed using Pex piping offering greater expansion and contraction flexibility lessening the chances of water lines bursting.
- Power lines from mainline run underground (\$2,500)
- GAF Natural Shadow Shingle with Synthetic underlayment by Dalco Roofing
- 5" rain gutters (~\$1500)
- Stair treads made out of solid Red Oak (\$1,500) and stained to match flooring
- White Oak Luxury Vinyl Flooring w/ 20 mil Wear Layer (Commercial Grade) with moisture control barrier underneath
- All cabinetry made out of birch (no MDF, no particle board) with soft close gliders and hinges
- Quart countertops throughout the home
- Home Security System and Cameras included



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