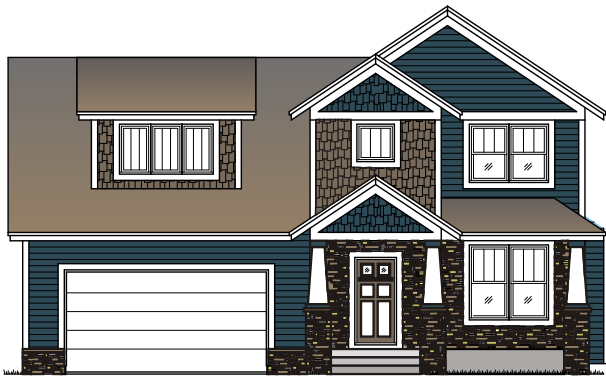


The Fountains of Coon Rapids

BENEFITS & FEATURES





For over 33 years, LDK has been combining innovation and practicality into building homes of lasting comfort and value. If you demand the very best in quality, design, warranties, and lasting comfort, then LDK First Impressions is the natural choice. Join hundreds of satisfied home owners and discover the LDK First Impressions Advantage!

Exterior Features & Benefits

Steel Garage Doors	<i>Energy efficient, with great durability</i>
Steel Entry Door	<i>Rich look with better durability</i>
Schlage handleset with deadbolt lock on front door, deadbolt on garage service door	<i>Recognized leader in innovation and product development, providing high quality Fashion Doorware.</i>
Silverline Single Hung, Low E, vinyl windows with screens by Anderson Company	<i>Custom built, low maintainance, tilt in for easy cleaning.</i>
Stone or brick veneer accents, per plan	<i>Stone or brick veneer accents for architectural enhancement.</i>
30 year architectural shingles	<i>Enhanced look that offers total protection from Minnesota's changing seasons.</i>
Fiberglass Insulation	<i>Insulation value of R-19 on exterior walls & R-44 in the attic. This provides for more comfortable efficient living.</i>
LP Smart Lap Siding (Front)	<i>Smart Lap Siding provides more protection in all weather conditions while enhancing the look of your home. LP is one of the nation's largest and most respected building product manufacturers.</i>
200 amp electrical service	<i>Designed by professional electricians to meet the electrical requirements within your new home.</i>
Electrical or gas service for range and dryer	<i>Provides you with a choice for your preferred appliance.</i>
Exterior light fixtures	<i>Give a warm inviting look while offering security.</i>
Exterior weatherproof outlets and water faucets	<i>Providing multi functional capabilities for those outside projects.</i>
90%+ Efficiency Furnace	<i>Provides for a more comfortable and energy efficient home.</i>
52 Gallon Electric Water Heater	<i>Global leader in water heaters since 1874.</i>
Whole house fan	<i>Panasonic Whisper Ceiling mounted ventilation fan, super quiet operation and Energy Star efficient.</i>
Personalize & design individual front of home	<i>Provides authentic neighborhood feel</i>
3-Car garage standard on all home designs	<i>Provides you and your family the extra garage space.</i>

Kitchen Features & Benefits

Maple or Aspen Cabinets with Natural, Cherry, or Walnut Stain	<i>Featuring a drawer stack with breadboard and roll-out shelf in kitchen base cabinets. Upper cabinets will be staggered with crown molding accents.</i>
Walk In Pantry	<i>Easy access to dry and canned goods.</i>
Black Appliance Package	<i>Enhancing the most important room in the home.</i>
Garbage disposal	<i>½ horsepower continuous feed disposer with stainless steel jam resistant dual swivel impellers and a large capacity.</i>
Water line to refrigerator	<i>Provides you with a choice for your preferred appliance without future remodeling.</i>
Water softener loop	<i>Provides you with a choice for your preferred appliance without future remodeling.</i>
Upgraded Moen Stainless Steel Kitchen Faucet	<i>“The Moen name has stood for quality for over 130 years.”</i>
Laminated kitchen countertops w/4” backsplash	<i>Choose from a selection of quality brand name laminates.</i>
Center Island	<i>Great gathering place for family dining & entertaining.</i>

Interior Features & Benefits

9’ ceilings on the main level	<i>Complimenting a spacious open design</i>
Princeton style trim throughout with either natural, cherry, or walnut stain	<i>Solid wood base and casing, a timeless design to compliment a variety of decorating styles.</i>
2-Panel White Colonist Doors	<i>Clean and durable, these doors will compliment your interior trim choice.</i>
Aged Bronze or Brushed Nickel interior door hardware by Schlage.	<i>Recognized leader in innovation and product development, providing high quality Fashion Doorware.</i>
Spacious walk-in closet in owner’s bedroom	<i>Maximizing the storage space in your Owner’s Suite.</i>
Melamine shelving in all closets	<i>Increasing the storage capabilities with a rich look.</i>
Maple or Aspen Cabinets with Natural, Cherry, or Walnut Stain	<i>Featuring tall vanity cabinets built to a comfortable height of 36”.</i>
Double lever chrome bathroom faucets by Moen	<i>“The Moen name has stood for quality for over 130 years.”</i>
Cultured marble vanity top with backsplash	<i>With an integral sink and beveled edge for added beauty.</i>
Several lighting packages to choose from	<i>Provides you with the opportunity to personalize your new</i>
Shaw Carpet	<i>Creating great flooring for the place you call home since 1846.</i>
Interior walls finished with your choice of six Sherwin-Williams premium paint colors	<i>Enhances the warm feeling in your home.</i>
Smoke and carbon monoxide detectors	<i>Provides extra protection for you and your loved ones.</i>
TV and telephone jacks per plan	<i>Using category 5e & Rg6 coaxial cabling, your home is wired for cable TV services.</i>
Rough In Surround Sound System	<i>Provides the opportunity to enrich your home with sounds</i>
Spacious Mud Rooms	<i>An extra spacious entry when coming in from the outdoors.</i>

Construction Features & Benefits

2 x 6 Exterior walls	Structurally stronger than 2 x 4 and allows for additional depth of insulation.
Drain tile	3/4" Washed rock with poly installed over provides a capillary break to help reduce the amount of moisture getting into the home.
House wrap	Installing the complete house wrap system improves the energy performance and durability of your home by creating a barrier for both wind and water intrusion.
3/4" Tongue & Groove subflooring	Conforming to 2009 industry construction standards.
Poured concrete foundation walls and footings	Structurally stronger than block and more impervious to water intrusion.
Sump pump	Keeps your foundation intact from severe weather, giving you a warmer, dryer basement year round.

Exterior Features & Benefits

\$3,000.00 Front yard landscaping allowance
City sewer, water, and underground utility connections
Individual electrical and natural gas connections
PWC 10 Year Structural Warranty
Peace of mind in building with a locally owned builder with over 33 years of excellence



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