



Morgan Bros.
Building & Development L.L.C.

“The Bellac”



3015 sf, 3 Bedroom, Den, 2 .5 Baths , plus Bonus / Hobby Room

INTERIOR FEATURES

Oversized and Open Great Room
Wood or Gas Burning Fireplace
Custom 8' Alder Front Door
Wired for Ceiling Fans in all Bedrooms & Great Room
Pre Wire for Surround Sound Home Theatre (3) Front, (2) Rear,
(1) Subwoofer
Pre Wire for Security Alarm System
8' Alder Interior Doors
Hand Trowled Fully Textured Interior Walls
Large Master Bedroom
Expansive Master Bath with Walk-In Shower and Garden Tub
Designer Faux Wood Porcelain Tile in all areas except Bedrooms
Executive Height Vanities in ALL Bathrooms
4" Designer Recessed Canned Lighting Throughout
Light Dimmers in Great Room, Kitchen and Dining
Upgraded Custom Knotty Alder Cabinets, 42" Multi-Level
With Crown Molding
Functional Kitchen Cabinets with Pullouts and Lazy Susan's
Granite Slab Counter Tops (Group 1 or 2)
Composite Kitchen Sink
Delta Oil Rubbed Bronze or Brushed Nickel Plumbing Fixtures
Gourmet Kitchen Faucet with Pullout
Moen Designer Plumbing Fixtures and Bath Trim in Master Bath
Upgraded Kitchen Aid Appliances including Refrigerator
Oversized Walk-In Laundry room with sink and lots of storage

**QUALITY CONSTRUCTION
& DESIGN DETAILS**

9' Interior Garage Ceilings
18' X 8' Insulated Garage Door
100% Exterior Sheathing for Strength,
Sound and Security
2 X 6 Exterior Wall Construction
Engineered 8" Post Tension Slab
Custom Silica Sand Stucco Finish
Premium EMTEK Door Hardware
Expansive Rear Porch
Gas Line to Rear Porch for BBQ
Front Yard Landscaping Package
Several Elevation Options "Your Style"
Pre-Plumbed for Soft Water Loop

ENERGY SAVINGS PACKAGE

R-38 Ceiling Insulation Wired to Deck
R-22 Blown-In Wall Insulation
TRANE 16 SEER, Variable Speed AC
7 Day Programmable Thermostat
Low-E, Energy Efficient Milgard Windows
Sealed Air Conditioning Ducts
Sound Proof Batt Insulation Between Garage
and House

Call: Cass 520-907-8024

INVESTMENT 649,000

www.morganbroshomes.com