

# Eastwood Estates in Webster

## Home Features

### Built by Caldwell & Cook Inc.

**Caldwell & Cook Inc.**  
is the builder of  
these fine homes.

They have been  
building a better way  
of life since 1952.

#### Webster Central Schools

State Road Elementary  
Spry Middle School  
Schroeder HS



Visit Our Model Home  
At 1870 Halesworth Lane  
Open Sat & Sun 1-4 PM  
or by appointment

[www.HILBERTREALTY.com](http://www.HILBERTREALTY.com)

#### For Sales Information...

#### Chuck Hilbert

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### Warranty

#### 2-10 Home Buyer's Transferable Warranty

### Construction

- **Energy Star Construction**
- **18' Black Top** Driveway
- **Concrete** Front Sidewalk from Driveway to Front Entrance
- Machine Graded **Top Soiled** Lot
- \$500 Landscape Allowance Program
- 30 Year **ARCHITECTURAL** Roof Shingles
- Fiberglass Insulation Package:
  - Ceiling R-38
  - Sidewalls R-13
  - Overhangs R-19
  - Basement R-11
- "Graywall" waterproofing on the Exterior Basement Walls & Dimple Wrap Sheeting, Wrap-N-Drain For Dryer Basement Walls
- Tyvek House Wrap
- GE. Energy Star Dishwasher
- Jeld Wen Insulated Doors or Equal
- **12-Course Basement with 12" blocks**
- **Andersen** Tilt-Wash Windows with **Low-E** Glazing and Grills Between the Glass on Front Elevation
- Insulated Steel Garage Overhead Doors
- 7/16" OSB Roof & Wall Sheathing
- **3/4"** Gold Edge TG Sub Flooring
- 220 Volt or Gas Hook-Ups for Range and Dryer
- 200 amp Electric Service Panel with Circuit Breakers
- Vinyl Siding & **Soffits** with Aluminum Rakes & Facia.

### Interior

- Wide Choice of Standard cabinetry:
  - Oak or Hickory **Raised** Panel or Maple Flush Panel Kitchen Cabinets
- **Ceramic Tile or Oak** Flooring in Foyer
- 6 Telephone/Cable Outlets (Mix & Match)
- Laundry Hook-Ups; Choice of **Gas or Electric**
- 6-Panel Interior Doors
- Tub & Shower: 1-pc. Fiberglass per Print
- 100% Nylon Carpet with 3/8" Bonded Pad
- **Laundry Tray** per Print
- Upgraded Resilient Flooring in Kitchen, Laundry & Baths.
- Badger V Garbage Disposal
- Range Hood Fan or Separate Circuit for a Microwave
- Moen Single Lever Faucets



### Safety

- **York 90%+ Furnace** with Safety Shut-offs
- Smoke Detectors & Carbon Monoxide Detectors
- Moentrol - Pressure Balanced Tub & Shower Valves to protect against water temperature changes
- Rounded Corners on Countertops
- GFI Protected Outlets in Kitchen, Baths, Garage & Exterior to guard against electric shocks

