



”Upgrades Included as Standard”

A List of Upgrades Included As Standard:

Features in ‘Serenade’, all “included” in base price:	Notes as appropriate:
<ul style="list-style-type: none"> • CFI (Insulated Concrete Formed) peripheral walls, common walls, safe room all standard. (See separate “Ultimate Upgrade” data sheet): 	<u>All unique to Serenade”</u> a. Resistant to forces of nature, fire, bugs. b. Energy Savings approaching 60% c. Enhanced Indoor Air Quality d. Outside Noise nearly eliminated e. Ultra Safe Room, included
<ul style="list-style-type: none"> • Anderson Casement double-glazed windows 	
<ul style="list-style-type: none"> • LP Smart siding; 30 year no-fade warranty 	Mostly, vinyl is traditionally used
<ul style="list-style-type: none"> • Versetta Stone Ledge in front 	
<ul style="list-style-type: none"> • Waudena Fiberglass front doors 	
<ul style="list-style-type: none"> • Paved Patios standard, (optional shelter) 	With modest divider, to ensure privacy.
<ul style="list-style-type: none"> • Quaker style kitchen and bathroom cabinets 	
<ul style="list-style-type: none"> • Upscale doors and Amish-made trim throughout. 	
<ul style="list-style-type: none"> • Granite Counter Tops in Kitchens and baths 	At the end (below), follow how these
<ul style="list-style-type: none"> • All LED lighting standard 	upgrades not only help create the
<ul style="list-style-type: none"> • Irrigation of front and side yards standard 	perfect setting for your storybook years
<ul style="list-style-type: none"> • Floored extra attic storage above garage standard. 	but exceptional value as well!
<ul style="list-style-type: none"> • Oversized garage; storage area ahead of autos. 	Shelves are not included... <u>you</u> plan them!
<ul style="list-style-type: none"> • Insulated, 2-inch aluminum clad garage doors 	

Guide to features, upgrades in Serenade Homes: Intended to use as a guide while touring, so as to get a bit of background on each; don’t miss the summary at the end of this article (bottom back page).

- Double oversized 2-car garages are standard, along with insulated doors, one double or two single. They’re deliberately oversized, allowing room for significant storage both in the garage attic and in front of autos. This is a significant contribution to the whole as the combination with ICF walls enables living on one level, therefore completely avoiding stairs, considered one of the most significant safety issues affecting 55+ living. This move is usually accompanied by some paring of “stuff” anyway....part of the rite of passage, making everyday life safer and simpler with “more time for me.” Here, our one level is far safer than basements could ever be, and you’re already living in it, with no stairs in between you and absolute safety.
- Outside, The “LP-SMART” siding is definitely top of the line...manufactured by Louisiana-Pacific, it’s the toughest, low-maintenance exterior available while delivering the familiar midwestern appearance at its best. When alternative side vertical shingles are added to the exterior, they, and the trim, are LP also, so the materials are uniform, the maintenance, low. The color has a 30 year warranty on fading. Vinyl is commonly otherwise used; in Serenade, it’s prohibited by covenants.

- The stone ledge is considered one of the best of manufactured stone, and protects the bottom of the front walls from equipment damage and dirt, while low maintenance all the way.
 - Note the separation of roofs, so that each villa's roofs are separated....avoiding any debate when damage is confined to just one side.
 - And then we come to the "ultimate upgrade" of ICF walls. Its function is so encompassing and so different that outside of naming it "ultimate", we've reserved speaking of its contribution to a separate page called "The Ultimate Upgrade". It's an incredible difference, and its unique contribution to this package in strength and energy conversation is just astonishing.
 - The casement windows are as beautiful from the outside as they are from the inside, and very easy to use and keep clean.
 - The front door is pretty and functional, fully insulated and tough, nearly speaking, "Welcome". It includes a side panel, for quick identification from the inside and a ong warranty.
 - The garage doors are a bit bigger than average, a full 2 inches thick, fully insulated.
 - Note the 6-foot width of the main hall...with a view all the way through to the back wall.
 - The front bedroom in either model is easily converted to an office...a popular option.
 - Note all LED lighting, as a further contributor to energy conversation, yet brightness.
 - Inside, note the quality of doors and trim...real "wow" factors for guests. The Amish trim and Quaker cabinets, very pretty as "standard", are beautiful and easy to use and maintain.
- Altogether, it's obvious that while the package is durable, it's still pretty. The vision of plain rough, tough concrete walls is a long way from the final views after nice surfaces are applied to both sides of that concrete wall, as important in the making of decisions and choices based on purpose and function as was the decision to use concrete walls because of its toughness and quality of "thermal inertia". This might be a good time to introduce the term "Cozy Fortress" because that's what the whole creates. Those words just don't seem to go together, so it becomes a bit funny, and seems to beg an explanation. Are any old enough to remember, "Tough But Oh, So Gentle", and "Nobody Doesn't Like", as old-time advertising by-lines?

Altogether it's an incredible package, with wide ranging benefits and influence on values:

But despite the upgrades, the builder has been able to keep the pricing very close to conventional prices, where the "base price" is only a little more than conventional pricing for similar sized homes. And that translates into an offering price per square foot to be close to the lowest otherwise available in the area, all others with traditional construction, and an easy conclusion of "great value".

And even that doesn't take into account that the home itself pays cash dividends to its owner in the form of energy savings. 60% of the energy costs (exact savings determined by management) can become a very significant cash dividend, especially when generated passively, totally free of maintenance expenses, quickly overcoming that small difference in first overall cost.

And besides that, we're predicting that future resale values, because of all of the above, especially factors of low maintenance and high sustainability, will be extremely strong, the latter two benefits very seldom even mentioned when comparing competing purchase options. END