



**Contact Our Sales Department
(414) 727-7400**

The Alexandra 3

Price: \$379,000.00 Includes Lot

*Address: 8061 S. River Lane
Franklin, WI*

*Subdivision: River Highlands
County: Milwaukee*

*School District: Robinwood Elementary School • 10705 W. Robinwood Lane
Forest Park Middle School • 8225 W. Forest Hill Avenue*

Directions: I 94 to Rawson Avenue. Rawson Avenue West to 51st Street. South on 51st Street to Drexel Avenue. One Block South of Drexel, Entrance to Subdivision is on the West side of 51st Street.

Description:

Great Room: 18x20

Living / Study: 12x14

Kitchen: 10x13

Breakfast: 10x13

Dining: 11x14

Master Bedroom: 14x15

Bedroom 2: 11x14

Bedroom 3: 12x13

Bedroom 4: 10x12

Other: Future Lower Level with full
SW exposure: 23x30

Total Sq. Ft. 2,474

Lot 3

Amenities:

- Wooded back yard
- 6 Panel Pine Doors
- Colonial Pine Trim and Milled Staircase
- Maple Cabinetry Throughout
- Whirlpool Tub
- Ceramic Tile Bathrooms
- Double Bowl Vanity in Master Bath
- Hardwood Oak Flooring
- Stone Veneer Fireplace with Maple Mantel
- Kohler Stainless Steel Kitchen sink with Moen One Touch Faucet
- Stainless Steel Space Saver Microwave Oven & Dishwasher
- \$3,600.00 Carpet Allowance
- Stone Front Entrance
- Concrete Driveway and Walk
- 16' x 19' Deck

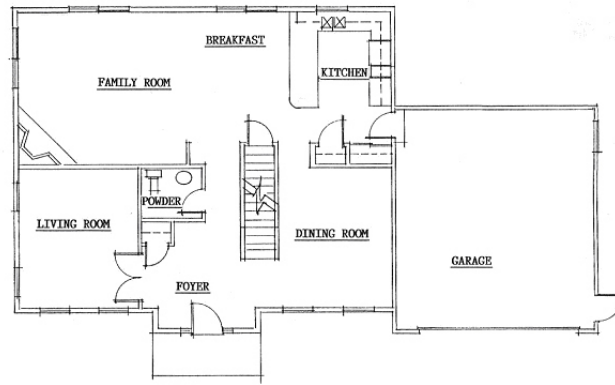
Energy Saving Features:

- Lenox Direct Vent Gas Fired Fireplace with Split Logs and Fan
- Kolbe Vinyl Windows, Low 'E' Glass in Air Space with Pine Jambs
- Bryant 80,000 BTU 92% High Efficiency Gas Furnace with (2) zones of heating, with Media-Type Filter
- Carrier 4-Ton, 13-Seer Air Conditioner
- (3) Honeywell Programmable Thermostats
- Insulation R-38 Attic, R-19 Total Wall With Integral Vapor Barrier
- 50 Gal AO Smith Power Vent Gas Hot Water Heater
- Tyvek House Wrap

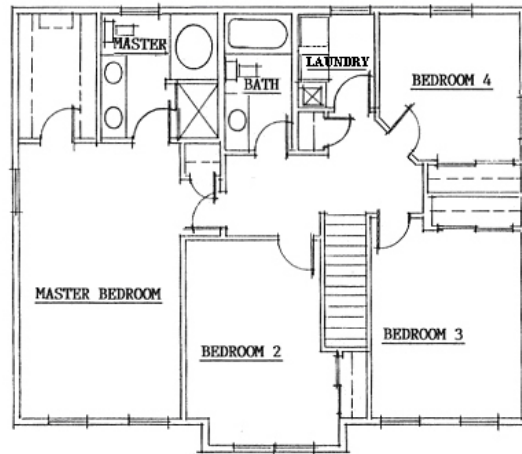
Quality Construction:

- 200 AMP Electric Service
- Epoxy Wire Closet Shelving
- 9' Poured Basement Walls with 1" Full Depth Insulation
- James Hardie Cement Board Siding Over 'Tyvek' House Wrap
- Mustee Laundry Sink
- Insinkerator 333 Garbage Disposal
- Two Sided Steel Insulated 8' Overhead Door with 1/3 H.P. Liftmaster Operator
- 5/4" x 6" Miratek Exterior Trim on all Features
- 30 Year Architectural Dimensional Shingles
- Seamless Aluminum Gutters
- Lippert Molded Marble Vanity Tops
- 'Aqua Glass' Modular Tub and Shower
- Mansfield Elongated Toilet Bowls
- Granite Kitchen Counter-Tops

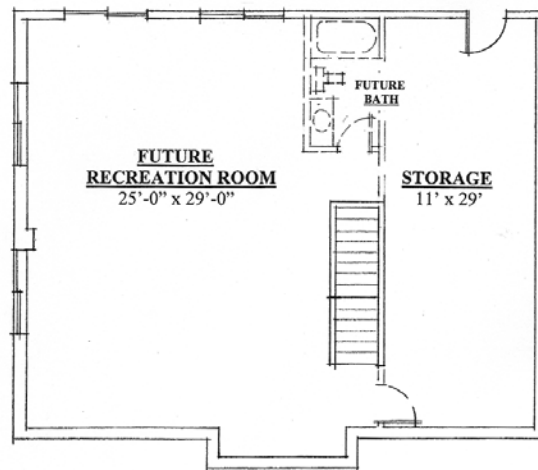




FIRST FLOOR PLAN



SECOND FLOOR PLAN



BASEMENT FLOOR PLAN



Renderings and floor plans are the artist's conception. Details and dimensions may differ from actual plans and house. Amenities and features may vary. SCI Select Homes reserves the right to make changes without notice.