

# 3000 Beals Branch Drive – Cherokee Gardens

**DATE WRITTEN** 24 AUGUST, 2008  
**SUBDIVISION** LOT 1 / CHEROKEE GARDENS

**STRUCTURE TYPE** 2 Story w/ 2-1/2 Car Garage  
**SQUARE FOOTAGE** 1,985.50 Sq. Ft. Main Level, 1,811.60 Sq. Ft. Upper Level w/ 1,073 Sq. Ft. Partially Finished Basement  
30'x20' Uncovered Terrace, 22'x21' Patio, 2-1/2 Car Attached Garage, Side Entrance

**One Year Limited Home Warranty provided by ASW Home Warranty**

## CONSTRUCTION

**FOUNDATION** Double Formed 9' Foundation walls  
Steel Reinforced  
Poured Concrete / 3500 psi / Waterproofing (5 yr warranty)  
Drain Tile under floor and around perimeter of exterior footer  
Sump Pump and Floor Drain  
Porches backfilled w/ #57 Gravel  
Termite foundation treatment

**BASEMENT** 8'-10" Finished Floor to Ceiling height (approx.)  
4" Steel Columns / 5" Steel Beams or equal load bearing stud walls  
Floor / 3500 psi / 4" thick w/ 4" #57 gravel, .006 poly barrier, smooth finish, control joints

**EXTERIOR WALLS** 2x4 Studs, 16" o.c., 10'-20' Walls on First Floor (Approx.) / 9'-10' Walls on Second Floor (Approx.)  
1/2" OSB Plywood Sidewall Sheathing w/ 8" Brick, Stone Veneer (per manufacturers specs.)  
Brick Lintels Steel w/ 4" bearing each side  
Quoin Corners  
Special Brick Features / Stone Features  
Dormers Soffits and non-bearing bricked areas vinyl siding  
Tyvek House Wrap  
Fire-stop and Blocking per code

**FLOOR FRAMING** Yellow Pine Joists - 2x12/2x10 @16" o.c. (sized per code)  
1x3 Bridging or metal ties

**SUBFLOORING** 3/4" OSB Plywood Sheathing / 4x8 T&G, glued, screwed

**ADD. FRAMING** Partitions 2x4 Stud @16" o.c. (or per code)  
Ceiling 2x8 @16" o.c. (sized per code)  
Roof Rafters 2x8 @16" o.c. (sized per code)

**ROOFING** Roof Sheathing - 1/2" OSB Plywood Sheathing  
Grand Slate Architectural Shingle, Lifetime Manufacturers Warranty / 15lb. felt paper underlayment  
Roof & Ridge Vents  
Galvanized metal flashing

**GUTTERS & DOWNSPOUTS** 6" Gutters / Downspouts  
Cornice/Fascia Aluminum  
French Drains where necessary

**Joe Hayden, Realtor**  
502-641-3776  
www.joehaydenrealtor.com  
www.expertrealestatelouisville.com



# 3000 Beals Branch Drive – Cherokee Gardens

<b>DOORS</b>	Interior 6-Panel Jeld-Wen solid core 8' doors at Main Level, 7' at Upper Level All Exterior Doors Wood Front entry Doors to be Finished Wood Mahogany Fire-rated Door from house to garage All Door Hardware Oil Rubbed Antique Bronze
<b>WINDOWS</b>	Jeld-Wen Thermopane wood casement and double-hung w/interior exposed wood, all casement with grilles, screens, windows stained, spar-eurethane
<b>INSULATION</b>	Slant Ceiling, Flat Ceiling 1, Bsmt Walk-out R-19, Exterior walls R-13, Flat Clg Vault R-30, Fire Place Top R-19, Sound Control R-11, Knee walls R-13, Flat Ceiling R-30, Stuff Eaves R-11, Basement walls R-13, Ceiling 2 R-30 Blown, Fire Retardant Vapor Barrier (Sound Control located at Great Room wall to Master Bedroom wall to Den wall)

## MAIN FLOOR

<b>ENTRY</b>	Floors: 3/4" T&G Walnut w/Natural Poly Finish Moldings: 3 1/4 Casing, 4" Base Arched Cased Openings Built-in cabinets and shelving at Master wall entry Guest Closet w/ wire shelving. Double 8' arched Mahogany Entry Doors with Rubbed Oil Bronze Hardware Schonbeck Chandelier
<b>DINING ROOM</b>	Floor: 3/4" T&G Walnut w/Natural Poly Finish Moldings: 2 Piece (5 1/4" crown & bed mold). 3/4 Casing, 4" Base, Chair Rail, Picture Frame Bed Molding, Decorative Ceiling Mounted fixture emblem Arched Soffits, Arched Cased Openings 8' Dining Room exterior Mahogany doors to exterior Balcony w/ ornamental iron exterior rail Schonbeck Chandelier
<b>GREAT ROOM</b>	Floor: 3/4" Walnut w/Natural Poly Finish Moldings: 1 Piece (5 1/4" crown & bed mold) 3 1/4 Casing, 4" Base, Arched Cased Openings Ceilings: 10' Fireplace: Wood Burning Gas Unit Mantel: Wood with Trim surround Hearth: Flush with hardwood, 12" Surround at face of unit (3) Double Entry Mahogany Doors to Terrace Schonbeck Chandelier, recessed lighting and wall-mounted arm fixtures Arched Soffits
<b>MASTER BEDROOM</b>	Floor: 3/4" Walnut w/Natural Poly Finish Moldings: 1 Piece (5 1/4" crown & bed mold). 3/4" Casing, 4" Base Recessed lighting 8' French Doors

Joe Hayden, Realtor

502-641-3776

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

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



# 3000 Beals Branch Drive – Cherokee Gardens

**MASTER BATH** Floor: 3/4" Walnut w/Natural Poly Finish  
Moldings: 3 1/4" Casing, 4" Base  
Tub: 4x6 Whirlpool w/ fiberglass surround  
Vanities: Single Cultured Marble Top w/2 Bowls  
Faucets: Dbl. W/ 8" Spread, Oil Rubbed Bronze  
Commode: Enclosed area, Elongated Toilet  
Shower: Subway, Ceramic Tile (Greenboard backing, Floated Floor w/ Liner), Dlb Shower Head  
Plate Glass Mirror (42" High) at vanity

**MASTER CLOSET** Floor: Carpet  
Moldings: 4" Base, 3 1/4" Casing  
Wire Shelving w/ Hanging Bars  
Single Door  
Attic Entrance w/ retractable stairs

**POWDER ROOM** Floor: 3/4" Walnut w/Natural Poly Finish  
Moldings: 4" Base, 3 1/4" Casing  
Fixtures: Specialty Vanity Pedestal Sink, 8" spread Oil Rubbed Bronze Faucet, Commode  
Specialty Wallcoverings

**LAUNDRY** Floor: VCT  
Moldings: 4" Base  
220 Plug for dryer / vented  
Wire Shelving

**KITCHEN** Floor: 3/4" Walnut w/Natural Poly Finish  
Moldings: 4" Base, 3 1/4" Casing, Hand Hewn Timber exposed ceiling joists  
Cabinets & Tops: Craftmaid Signature Series, Carrera Marble Countertops, specialty Hood  
Sink & Faucet: Nickel Finish  
Appliances: Jen-Aire Stainless Steel, with down draft system  
Butlers Pantry and serving top  
Pantry Closet w/ wire shelving

**BREAKFAST AREA** Floor: Spanish Tile  
Moldings: 4" Base, 3 1/4" Casing  
Double doors leading to Patio

**STAIRWAY** Up: Exposed Walnut Treads / 3" Wood Handrail w/ ornamental iron balusters/spindles  
Down: 2x10 Particle Treads w/ 2" Pine Rail  
12 Lite Door at Basement entry  
3/4" Walnut w/Natural Poly Finish at upstairs hallways

## SECOND FLOOR

**BEDROOM #2** Floor: Carpet  
Moldings: 3 1/4" Casing, 4" Base  
Closet: Walk-in with wire shelving  
Attic Entrance w/ retractable stairs

Joe Hayden, Realtor

502-641-3776

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

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



# 3000 Beals Branch Drive – Cherokee Gardens

<b>BEDROOM #3</b>	Floor: Carpet Moldings: 3 ¼ Casing, 4” Base Closet: Walk-in with wire shelving
<b>BEDROOM #4</b>	Floor: Carpet Walls: Painted Moldings: 3 ¼ Casing, 4” Base Closet: Walk-in with wire shelving
<b>FAMILY ROOM</b>	Floor: Carpet Moldings: 3 ¼ Casing, 4” Base Closet: Walk-in with wire shelving Balcony overlooking kitchen w/ ornamental iron rail and door
<b>HALLWAYS</b>	Floor: 3/4” Walnut w/Natural Poly Finish Walls: Painted Moldings: 3 ¼ Casing, 4” Base
<b>BATHROOM #2</b>	Floor: Ceramic Tile, ½ Underlayment Moldings: 4” Base, 3 ¼” Casing, Chair Rail, Wainscoting Tub: Fiberglass 3x5 tub/shower combo unit Vanities: Pedestal Sink Faucets: 4” Spread (See Allowances Sheet) Commode: Elongated Medicine Cabinet
<b>BATHROOM #3</b>	Floor: Ceramic Tile, ½ Underlayment Moldings: 4” Base, 3 ¼” Casing, Chair Rail, Wainscoting Tub: Fiberglass 3x5 tub/shower combo unit Vanities: Pedestal Sink Faucets: 4” Spread (See Allowances Sheet) Commode: Elongated Medicine Cabinet

## LOWER LEVEL BASEMENT

<b>BEDROOM #5</b>	Partially Finished: HVAC Supply and Returns Framed
<b>OFFICE</b>	Partially Finished: HVAC Supply and Returns Framed
<b>EXERCISE ROOM</b>	Partially Finished: HVAC Supply and Returns Framed
<b>UTILITY/STORAGE</b>	Unfinished - Floor 4”, 3500 PSI w/ 4” No. 57 Gravel, Smooth Finish, Sealed

Joe Hayden, Realtor  
502-641-3776  
www.joehaydenrealtor.com  
www.expertrealestatelouisville.com



# 3000 Beals Branch Drive – Cherokee Gardens

## MECHANICAL / ADDITIONAL INFORMATION

<b>ELECTRICAL</b>	Wired in Compliance with all Local and National governing agencies 12 exterior lights, 2 landscape lights, 3 outdoor plugs 220 / Dryer & Cooktop 200 AMP service w/ Circuit Breakers Phone outlets (7), Cable TV outlets (7), Doorbell chimes (1), smoke detectors per code, Special Outlets - Range, Water Heater, Dishwasher, refrigerator, Microwave, Dryer, Disposal, Washer, Alarms, Exterior Lighting, Single Oven Telecommunications Panel
<b>PLUMBING</b>	Drain Lines Schedule 40 PVC Water Piping Type M Copper 2 Sill Cocks / Spickets, #2 Frost Proof Water Heater, 75 Gallon Gas Gas Connection - Fireplace, Furnace Sump Pump Ice maker/water line at refrigerator
<b>HEATING &amp; COOLING</b>	Central Air: 6 Ton dual units (40 amp. Cir. ) Model Trane Furnace: 92% gas furnace hi-efficiency / 120,000 BTU / Trane Brand Flue Schedule: 40 pvc Attachments: Humidifier Ductwork: Galvanized Metal
<b>DRIVES / WALKS</b>	4" Concrete, 3500 PSI w/ 4" No.57 Stone, Broom finish, (Driveway) Entry Walk: Stone Bridge: Stone Veneer
<b>PORCHES</b>	Rear Patio: Slate Stone Exterior Fireplace w/ masonry mantle and surround Front Terrace: Stone Gravel , Ornamental rail around perimeter. CMU stem wall over 18" footer
<b>GARAGES</b>	2 1/2 Car Attached, Side Entrance Treated Steps, stained into house Overhead Door: Double sided aluminum, Insulated w/ ½ hp lift, 2 Transmitters, 1 Keypad Garage Floor: 4", 3500 PSI w/ 4" No. 57 Gravel, Smooth Finish, Sealed
<b>PAINTING</b>	Exterior Woodwork - 3 coats Interior Woodwork - 3 coats Interior Walls / Ceilings - 3 coats Exterior Doors and Windows stained with 3 coats spar urethane
<b>DRYWALL</b>	Walls - Joints taped, mudded and sanded Fire Code as required All surfaces smooth finish Bullnose corners

Joe Hayden, Realtor

502-641-3776

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

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

