

11

Blossom Ridge Subdivision

47126 Buttercup Lane • Hammond, LA

Parade Price \$183,000
Starting Price \$169,900



Countryside Builders, Inc.

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Christopher D. Maurin

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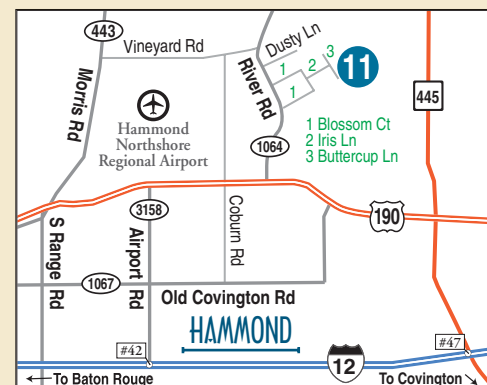
3 Bedrooms • 2 Bathrooms • 1,581 Living Sq Ft • 2,203 Total Sq Ft

Blossom Ridge Subdivision, a 17 acre serene country development, is the setting of the 2009 Parade Home offered by Chris Maurin, the owner of Countryside Builders, Inc. The home, located 7 minutes from downtown Hammond, is a speculative built home containing many custom features to attract a buyer. It has 3 bedrooms, 2 bathrooms, a 2 car garage and is built on a 93' by 120' lot containing mature trees with a landscaped sodded front yard all protected by overhead street lighting. It includes covered front and back porches which has stamped concrete in a brick pattern.

The home has an open floor plan containing 9' and 10' ceilings with several tray ceilings all accented with crown molding. The amenities include: stainless steel appliances, alarm system, wood burning fireplace, decked attic, wood, ceramic, and carpet flooring, several arched openings, a three color paint scheme throughout the home and a large utility room with space for a freezer and storage. The kitchen includes custom cabinets with high grade hinges, handles and door knobs, granite countertops with a deep sink and high rise faucet. The master bathroom contains a separate large shower and whirlpool, and a double vanity with decorative cultured marbella tops all illuminated by several ceiling can fixtures. The electrical wiring is underground from the service to the residence. The electrical fixtures are customized with soffit receptacles for Christmas lighting switched at the front door and a receptacle above the fireplace for a flat screen TV added as special features. The plumbing fixtures include elongated toilets, matching vanity, tub and shower handles and a floor drain under the washer machine. The roof is high pitched covered by a 35 year warranty and architectural shingles. The exterior is covered with brick, stucco and vinyl siding. All colors are coordinated and are highlighted in white trim.

The energy efficiency features include: low E double insulated aluminum windows, thermal foil wrapped exterior covering with an R2 value, blown cellulose in walls (R13) and ceiling (R30). The exterior doors are insulated and the windows are caulked, screwed and taped with a very high grade tape sealed to the exterior wall. Various framing techniques were used to provide for more insulation. The air conditioner is a 3 ton, 14 SEER rated unit with a 10 year parts and labor warranty.

A decorative mailbox is included with every lot purchase. Restrictions are provided to protect value and homeowner interests.



I-12, exit Airport Road (State Highway 3158) north to US Highway 190. Turn right and proceed 1.5 miles, turn left on Parish Highway 1064 (River Road), go 1.8 miles north of US Highway 190, and Blossom Ridge is on the right on the corner of Dusty Lane.