



Special Miller Construction Benefits:

- Experienced home builder with attention to detail
- Daily site supervision
- One (1) Year new home warranty
- Custom interior trim work completed by builder

Luxurious Interior Features:

- Smooth walls
- Knocked-down painted ceiling
- Arch-top doors with smooth finish
- Upgraded 5 ¼" baseboard
- Upgraded 3 ¼" casing
- Hardwood flooring
- Ceramic tile flooring
- Granite countertops in kitchen and bathrooms
- Upgraded 8# carpet pad
- Fine ProCraft cabinetry with adjustable shelves
- Tiled backsplash in kitchen
- Washer and dryer hookups
- Vented dryer
- Stainless steel appliance package installed
- Cable jacks in each bedroom
- Tall vanity cabinets
- Double vanity sink in Master suite
- Large 6' sliding glass back door
- Smoke detectors (with battery back-up) in each bedroom and hallway
- 9' first floor ceiling
- Kitchen island
- Whirlpool tub in Master suite
- Almond-color outlets and light switches
- Ceiling fan with light kit in Master bedroom and living room
- Garbage disposal
- Upgraded can lighting in kitchen
- Custom mirrors in bathrooms
- Spacious closets in each bedroom
- Stainless steel kitchen sink
- Direct vent, gas fireplace
- Granite surround for fireplace
- Delta brand faucets

Quality Construction with You in Mind:

- Double 2x10 headers on all load-bearing walls
- Engineered roof truss system
- Studs 16" on center
- Insulated Quaker double-panel windows with screens
- Architectural shingles with a lifetime warranty
- Flexible Pex water lines
- 220V dryer outlet with vent
- 200 Amp electric service
- All wall penetrations fire foamed to prevent air infiltration

Detailed Exterior Features:

- Insulated steel garage door with quiet door opener
- Insulated front entrance door
- Two (2) exterior electric outlets
- Two (2) exterior hose bibs
- Vinyl Quaker windows with grids
- Maintenance-free vinyl siding
- Maintenance-free vinyl shakes
- Aluminum, vented soffits
- Low-profile ridge vent for attic venting
- Concrete front porch
- Concrete back patio with concrete step
- Concrete garage step
- Coach lights on patio and garage door
- Large, two (2) car garage
- Sodded front yard, seeded side and backyard

Energy-Saving Features:

- Low-E, Energy Star-rated windows
- Structural wall panels with air- and water-resistant barrier
- Energy-efficient 50 gallon gas power-vent water heater
- 92% energy-efficient gas furnace and A/C
- Ridge vents
- High-density R19 wall insulation batt with vapor barrier
- Blown R49 ceiling insulation
- Advanced air barrier and sealing techniques
- Direct-vent gas fireplace

Warranties and Service:

- Pre-construction meetings to pick features for interior and exterior
- Weekly on-site meetings
- Daily email communications
- Schedule of events updated weekly
- One (1) year new home warranty
- Ninety (90) day service warranty review
- One (1) year service warranty review

Contact Miller Construction today to schedule an appointment to begin designing your dream home!

Owner: Chris Miller

Telephone: (217) 552-7677

www.millerconstructionil.com

chris@millerconstructionil.com