

FOR SALE

Completed New Construction - The Reserve at Emerald Estates

7287 Montella Ave NW Canal Fulton, OH

Jackson Township

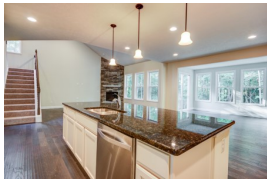
\$509,900

4 Beds 3 Full & 1 Half Baths 3,750 Sq Ft .78 Acres 3+ Car Garage



FINISHED NEW BUILD

Just finished new build in The Reserve at Emerald Estates has 3,750 square feet of modern living space on choice lot. Enjoy the benefits and value of a new home without all the waiting or hassle. The owner chose the best upgrades and is offering a great property for a great price. Four bedrooms all with walk-in closets and bathroom entries includes a master suite w/ owner's retreat and fabulous master bath. Open first floor plan includes exquisite gourmet granite kitchen w/ walk-in pantry, large great room with vaulted ceiling and stone fireplace, sunroom, planning center, super laundry, custom everyday entry, study and formal dining room w/ tray ceiling. A pre-wired 2nd floor media room and full garden basement make this a terrific offering.



ROOMS

- ◆ Foyer
- ◆ Great Room w/ Vaulted Ceiling
- ◆ Kitchen Nook
- ◆ Gourmet Kitchen
- ◆ Walk-in Pantry
- ◆ Flex Room / Office
- ◆ Formal Dining Room
- ◆ Everyday Entry Way
- ◆ Sunroom
- ◆ 1st Floor Laundry Room
- ◆ 2nd Floor Family Retreat / Bonus
- ◆ Planning Center
- ◆ Master Suite w/

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*All information is deemed to be correct, but is not guaranteed.



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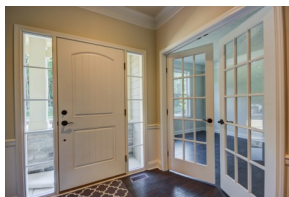
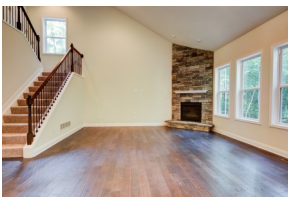
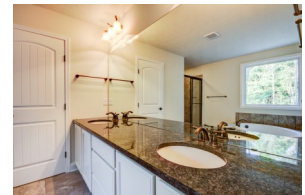
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NOTABLE FEATURES & UPGRADES



- ◆ Vaulted Two Story Family Rm
- ◆ Open Floor Plan
- ◆ Walk-in Closets for All Bedrooms
- ◆ 9' Basement Walls & Garden Upgrade w/ Two Lg Windows
- ◆ Full Basement w/ Full Bathroom Rough-in
- ◆ Upgraded Hardwood Flooring
- ◆ Large Patio Doors
- ◆ Wrought Iron Railing
- ◆ Wired for Ceiling Fans
- ◆ Two Flat Panel TV Prewires
- ◆ Gourmet Kitchen with Granite Counters
- ◆ Kitchen Island with Pendent Lights
- ◆ Extra Recessed Can Lighting
- ◆ Under-Cabinet Lighting
- ◆ Three Car Extended Garage
- ◆ Formal Dining Room with Tray Ceiling
- ◆ Two Story Fireplace Stone Surround
- ◆ Granite & Marble Bathroom Counters
- ◆ Fully Tiled Master Bathroom Shower
- ◆ Builder Warranty and more...



This wonderful estate in The Reserve at Emerald Estates has a lot to offer. Building costs have already gone up, so save time and money with this ready-to-go freshly built home. Up to 10 year builder warranties transfer.

Visit the model home and schedule a preview with listing agent.

[Click here to view the builder's model photos ...](#)

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HOME FEATURES



Top Features

Open floor plan with vaulted great room

Private elegant master suite

2nd floor bonus/game room

Kitchen

Moen® Integra chrome pull-out faucet in kitchen

Granite counter tops w integral sink

Merillat® 36" birch cabinets with pullouts - Spring Valley Chiffon style

Mohawk® Raleigh engineered hardwood flooring in kitchen/nook

Ice maker line in kitchen for future refrigerator

Whirlpool® self-cleaning stainless steel electric range

Whirlpool® multi cycle stainless steel dishwasher

Whirlpool® stainless steel built-in microwave

Upgraded recessed lighting package

1/3 hp. Badger 1® garbage disposal

Walk-in pantry

Bathrooms

Granite counter tops

Tile flooring in secondary baths

Decorative Moen® bath accessories and single handle faucets

Augmented flow "anti-scalding" shower controls

Gerber® elongated toilets throughout

Accord® tub and shower enclosures

Gerber® powder room pedestal sink

Full size plate glass mirrors in all bathrooms

Master Bedroom

Double bowl integral sinks in master bath

Upgraded large Dal-Tile® ceramic tile in master bath

Fully tiled master bath shower

Walk-in closet in master bedroom

Private elegant master suite

Owner's Retreat

Prewired for ceiling fans

Interior

Two panel Roman arch interior doors

Ceiling fan pre-wire in family room, all bedrooms, and sun room

One Cat-5 phone outlet

One RG-6 cable outlet

Sherwin Williams® paint throughout

Kichler® custom light fixture package

Vinyl covered wire shelving in all closets

9' ceilings throughout main floor

Upgraded Recessed Can Lighting for Maximum Lighting

Heatilator® gas direct vent fireplace in family room with floor to ceiling stone surround

Smoke detectors on all levels and in all bedrooms for added family security, plus CO detectors near bedrooms

Open floor plan with vaulted great room

2nd floor bonus/game room

Exterior

Concrete driveway from street to garage entryway

Concrete lead walk to porch and door chime with lighted button

Decorative exterior carriage lamps

3-car side entry attached garage with steel roll-up garage door

Decorative Grilles between all windows

Attractive Elevation 12 with luxurious brick and upgraded stone

Stylish James Hardi siding

Durable IKO® dimensional limited lifetime roof shingles

Front door is keyed with dead bolt

Screens on all operational windows

Other Additional Upgrades

Externally vented range hood

Trim, door, and hardware upgrades

Upgraded gourmet Kitchen w/ double oven

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HOME FEATURES



Energy

Insulated Therma-tru[®] entry doors with full weather-stripping

R-13 fiberglass bat insulation on all exterior walls

R-19 fiberglass in all cantilevers and bay windows

R-38 insulating in ceiling

Low-E Simonton[®] insulated glass low maintenance windows

Fiberweb Typar[®] house wrap

Life Tested[®] Features

Everyday Entry[™] - [Video](#)
w/ Oversized Custom Cabinets

Pulte Planning Center[®] - [Video](#)

Life Tested[®] Living Spaces - [Video](#)

Over-sized Pantry - [Video](#)

Owner's Retreat - [Video](#)

Super Laundry - [Video](#)

Builder's Protection Plan

1-Year material and workmanship protection plan

2-Year mechanical protection plan

5-Year Protection against leaks

Superior 10-Year Limited Structural Warranty "Pulte Protection Plan"

Flooring

Level 2 upgraded Mohawk[®] Raleigh engineered hardwood flooring

Armstrong[®] resilient flooring in secondary baths

Mohawk[®] stain protected wall to wall carpet with high density 5 lb. padding

Electrical & Plumbing

Two GFI electrical outlets on exterior of home

One frost free water spigot

220 volt outlet for electric dryer

Basement

Full Basement

Heating & Cooling

Lennox[®] 92% high efficiency furnace and 13 seer air conditioner

PRO-1[®] programmable thermostat T705

Rheem[®] 50 gallon gas hot water heater

Neighborhood Features

Strausser Elementary / Jackson Local Schools

Minutes from Shopping, Dining, Entertainment

Conveniently located to Akron/ Canton Airport, I-77

Private, Enclave Community Located in the Desirable Jackson Township

Optional Access to Pool, Clubhouse

Structural

Structurally engineered poured foundation with continuous exterior drain

Structurally engineered floor system

3/4" tongue & groove floor decking system

Garage common walls drywalled and taped

Grade brick around entire exposed foundation

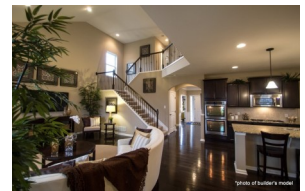
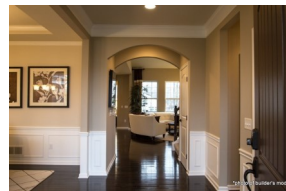
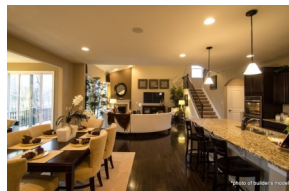
Waterproof foundation walls with Delta[®] MS Board (w/limited 10 year warranty)

Other Additional Upgrades

Tiled Laundry Room

Additional Exterior lighting pre-wires over garage & patio area

Glass French doors in Office



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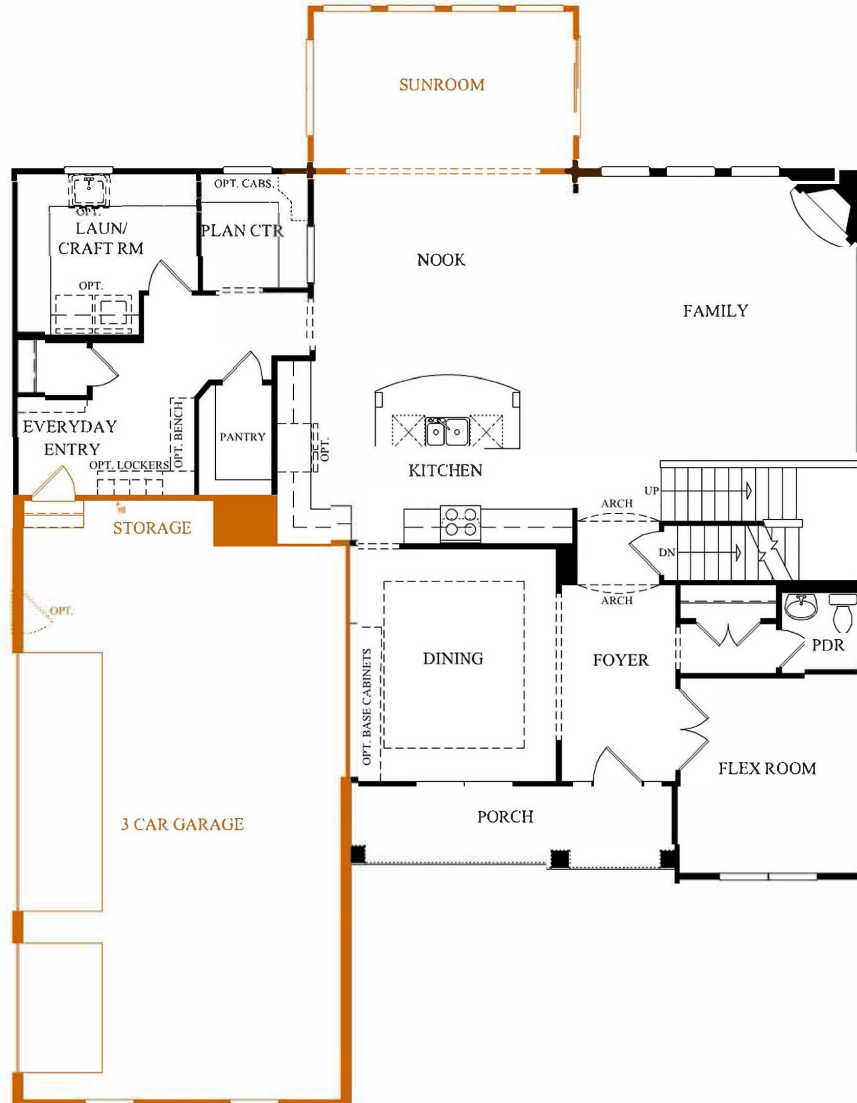
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Floor 1



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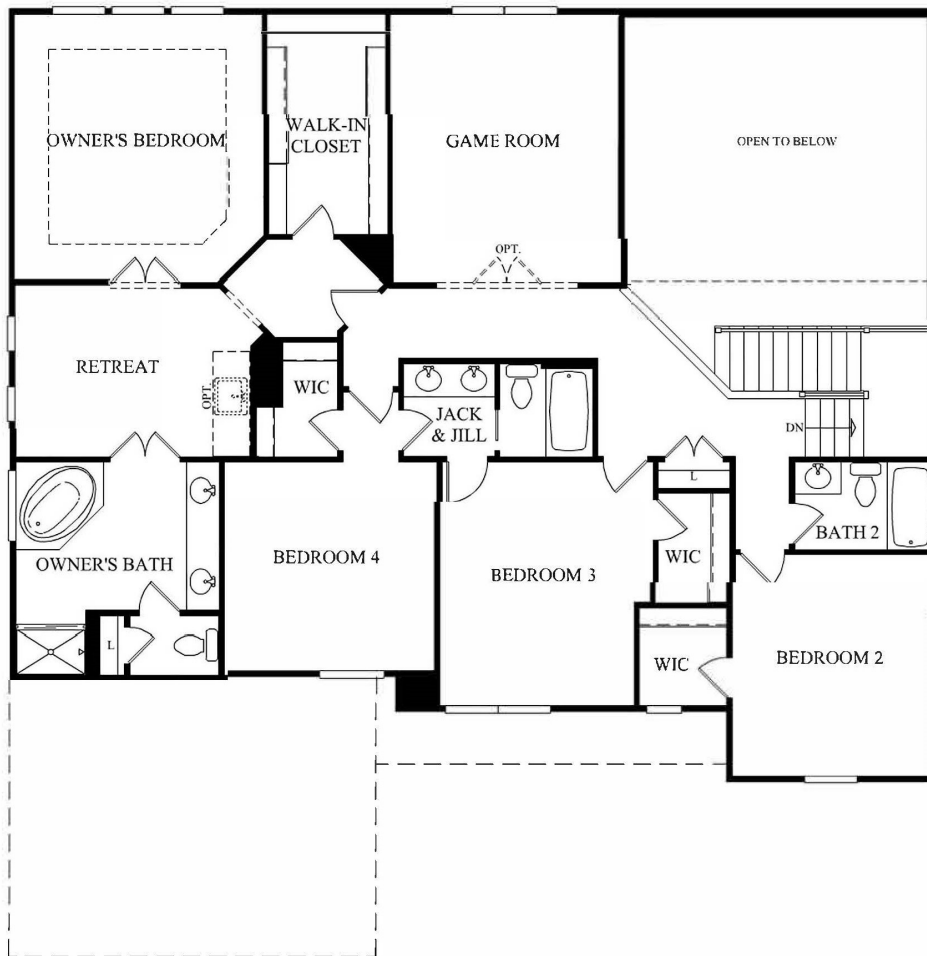
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Floor 2



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