

blue line metro



**designs**

- Colonial
- Dutch
- Metro
- Tudor
- Tuscan
- Cape
- Cottage
- Modern

**benefits**

- Spacious floor plans that accommodate modern lifestyles
- Built to last using high-quality materials and craftsmanship
- Eco-friendly and energy efficient

**locations**

- Integrate seamlessly into your favorite urban neighborhood
- Designed to fit any lot in Linden Hills, Fulton, Lynnhurst, Edina and other metro areas

**STANDARD FEATURES**

**Structural Features:**

- Reinforced poured concrete foundation
- Exterior and Interior drain tile and sump pump  
Sub-slab active radon and soil gas mitigation system
- Sub-slab gravel, sealing of basement slab and a fan-driven radon vent help mitigate radon gas and other soil gasses
- Spray-applied foundation waterproofing membrane with R-10 Exterior Energy Board to keep basement dry
- Engineered floor and roof trusses for maximum structural strength
- Advanced sub-floor for stiff, quiet and swell-resistant floors
- 2015 Minnesota Energy Code Insulation for a more energy efficient home  
Each BlueLine Home is energy tested twice during construction. First, a blower door and infrared camera are used to triple check for insulation voids and air leaks BEFORE the sheetrock goes up. Upon completion of the home, a certified energy rater tests each BlueLine Home and documents the HERS Index (Home Energy Rating System, used to measure energy efficiency).
- 30 year asphalt roof shingles
- Snow Country high performance ridge vent
- Full DuPont Tyvek exterior weather barrier system with DuPont-backed warranty.
- James Hardie siding
- Benjamin Moore paint
- Energy efficient Anderson Windows
- Therma Tru Front Door
- Lower level roughed-in for optional future finishing (see BlueLine Apps)
- Lower level rough-in includes: insulation, plumbing for optional bathroom and optional bar, egress windows and wells for optional rec room, egress window and well for optional 5th bedroom

## STANDARD FEATURES, cont'd

### HVAC/Plumbing/Electrical:

- High efficiency furnace
- High SEER air conditioner
- Programmable thermostat
- Zoned heating/air conditioning on 1<sup>st</sup>/2<sup>nd</sup> floor
- Air exchanger
- Humidifier
- Laundry disaster drain
- 200 amp electrical service
- Dimmer switches in key areas
- GFCI outlets at key wet locations

### Interior Features:

- Kitchenaid Stainless Steel appliance allowance
- Custom face-frame cabinets with soft close drawers and doors, dovetail drawers
- Modern smooth face or traditional flat panel doors
- Custom kitchen island with quartz countertops
- Dining Room custom buffet with quartz countertop and stainless steel beverage/wine fridge
- Built-in kitchen desk with quartz countertop
- Walk-in pantry with custom shelving
- Mudroom with broom closet, coat closet and lockers
- Great room with beamed ceiling and built-in window seats/AV storage
- Custom closet systems in master closet and laundry room
- Flat panel recycled content JELD-WEN solid core doors
- 16-light pocket doors in office
- 4 ¼" window trim w; 5 ¼" baseboard
- Kohler plumbing fixtures
- Brushed nickel or oil rubbed bronze modern door and cabinet hardware
- Upstairs jack-and-jill bath with quartz countertops and custom tile bath/shower
- Vaulted ceiling in master bedroom  
Master bath with custom frameless glass and tile shower, custom tile floor, quartz vanity tops and choice of pedestal tub or deck tub. Kohler toilets and sinks.
- High grade carpet on stairways, upper hall and bedrooms
- Wood floors on main level
- High grade vinyl flooring in laundry room and mudroom
- Benjamin Moore paint
- Large detached 2-car garage featuring: Insulated steel carriage door with automatic garage door and keypad, service door, window and storage trusses
- Audio/video pkg includes Cat V and cable wiring

## BLUELINE APPS / CUSTOM FEATURE UPGRADES

- Sub-Zero Wolf appliance upgrade
- Custom kitchen backsplash
- Mudroom custom shoe cubby
- Vented gas fireplace in great room
- In-floor heat for master bath
- Custom bedroom window seats
- Finish lower level rec room, bath and 5th bedroom
- Lower level custom bar
- Sound insulation between floors
- Landscaping package
- Paver patio
- Concrete patio
- Programmable irrigation system
- Custom privacy fence
- Gas line for grill
- Stamped stone egress wells

Blueline Homes are Minnesota greenPATH certified and HERS rated by third party rating firms to ensure energy efficiency.

Additional Blueline Eco-Apps include:

- Geothermal heating and cooling
- Photovoltaic solar panels
- LED lighting for energy efficiency
- Low VOC paint upgrade
- Tankless hot water heater
- Dual flush toilets

Plan layouts, design elements, square footage and home specifications are subject to change without notice. Blueline homes a division of Great Neighborhood Homes, Inc. reserves the right to revise elements of the design, layout, and specifications of the homes as required to be responsive to budget, governmental and construction constraints and make adjustment to home pricing accordingly.