



# JOHN KALTENBACH HOMES

856-8553

9408 Black Farm Lane NW

\$899,000

Subdivision	Black Farm Estates Gated Community Privately owned streets within the City of Albuquerque
Lot Size	.83 Acre lot
Fencing	Crego Tan Block per Subdivision Requirements
Home Owners Association	\$50 per month
Utilities	
Water & Sewer	New Mexico Utility Company
Electric & Gas	PNM
Cable TV	Comcast
Phone	Qwest
Foundation	Engineered Post Tension Slab Engineers Soils Report Available
Framing	2 x 8 Framed Exterior Walls Engineered Roof Truss System Engineered Steel Posts at Commercial Style Window Locations Environmentally Friendly "Green" Framing
Windows	Thermal Break Aluminum Commercial Style Windows Sierra Pacific Wood windows in Bedrooms and Study All Windows Low E Glass
Skylights	Velux Roof Windows with Low E Glass
Insulation	
Walls	R-19 Fiberglass Batts
Ceiling	R-38 Fiberglass Batts
Roof	4-ply Modified Roofing Material
Stucco	Conventional Stucco System with Sonowall Synthetic Color
Garage Doors	Wayne Dalton Brand Insulated Doors with Openers

Heating and Cooling	Refrigerated Air and Forced Air Gas Heat
Plumbing	Pex Water Supply Lines 75 Gallon Water Heater with Recirculating Pump In-line Sediment Filter Plumbed for Water Softener Plumbed for Swimming Pool Connection
Electric	Indirect 24 Volt Rope Lighting in Entry, Great Room and Master Wall Lights and Recess Cans in Vanity Areas Wired for Ceiling Fans or Ceiling Lights Recess Lighting Throughout Interior and Exterior Dimmers Included Low Voltage Track Lighting at Entertainment Center Under Cabinet Lights in Kitchen
Alarm	Full Alarm with Two Keypads Included
Phone and TV	Double Cat5 and RG6 Lines to all Rooms Wired to Central Panel Fully Networkable Prewired for Cable and Satalite TV
Stereo and Surround Sound	Great Room Prewired for Surround Sound Rooms Prewired for Speakers and Volume Controls
Fireplace	Heat & Glo Brand Sealed Gas Fireplace with Fan and On/Off Switch
Interior Wall Finishing	Smooth Drywall Finish Kwal Hanley Brand Accupro Paint Wall Paint Color is "Misty Mica" Trim Paint Color is "Mushrroom Basket" Jack and Jill Bath Wall Paint Color is "Blue Bauble"
Interior Doors	Solid Core Birch Stained to Match Cabinets
Cabinets	Kitchen Craft Brand and Custom Cherry Wood Cabinets Bookshelves and Desk in Study Built in Entertainment Center in Great Room
Plumbing Fixtures	
Kitchen	Kohler K-3356 Undermount Stainless Steel Sink Delta "Trevi" Chrome Faucet
Master Bath	American Standard "Studio" White Sinks Kohler "Stillness" Chrome Sink Faucets Six Kohler Body Sprays and Handheld Shower Kohler "Stillness" Chrome Shower Valves

Plumbing Fixtures (cont.)

Master Bath	Jacuzzi Brand "Pure Air II" Tub with Heated Air Kohler "San Rafael" White Toilet
Powder Bath	Kohler "Timpani" Satin Stainless Steel Sink Kohler "Purist" Chrome Faucet Kohler "San Rafael" White Toilet
Jack and Jill Bath	American Standard "Studio" White Sinks Kohler "Purist" Chrome Faucets Kohler "Wellworth" White Toilet

Countertops

Kitchen	3 cm Indian Premium Black Granite
Master Bath	3 cm Jura Gray Stone Slab
Powder Bath	Glass Countertop over Cherry Wood Grid
Jack and Jill Bath	3 cm Bianco Venetino Marble Slab

Wall & Shower Tile

Kitchen	Dal Glass Reflections "Whisper Green" 2 x 2 Glass Tile
Master Bath	Dal Glass Reflections "Kenitic Khaki" 4 x 4 Glass Tile Jura Gray Stone
Powder Bath	Tumble "Copper Mine" 1 x 1 Slate on Wall
Jack and Jill Bath	Bianco Venetino Marble

Floors

Entry and Halls	White Maple 1st Grade Edge Grain 1 1/2" x 3/4"
Great Room & Powder	White Maple Wood
Kitchen & Dining Room	White Maple Wood
Master Bath	Jura Gray Stone
All Bedrooms & Study	Carpet
Jack and Jill Bath	Bianco Venetino Marble

Master Closet

Custom Closet System

Interior Door Hardware

Emteck Brand

Kitchen Appliances

KitchenAid Double Convection Oven KEBC208KSS  
KitchenAid Built In Microwave KCMS1555RSS  
KitchenAid Dishwasher  
Dacor 5 Burner Gas Cooktop SGM365SH