

# Alan Hedegaard Homes

[www.hedegaardhomes.com](http://www.hedegaardhomes.com)

(402) 681-4413 (712) 566-3304



## 111 Willow Circle, Shelby, Iowa 3 bedrooms, 2 bathrooms \$180,000 Ready for Move-in!

### Main Level

1,375 sq ft  
Kitchen with oak cabinets  
Dinette with raised ceiling  
Tile entry  
Main floor laundry with cabinet above washer  
Family room w/cathedral ceiling w/fan and light  
2 bedrooms with ceiling fans  
Master bedroom with  
~Vaulted ceiling with fan and light  
~Large walk-in closet  
~Bath w/4' fiberglass shower  
Main bath with fiberglass tub/shower  
Whirlpool electric range, dishwasher, & microwave  
Covered front porch  
Rounded drywall corners  
Low E Energy Star windows

### Garage

22' x 21'6" – Oversized two-car attached garage  
~Insulated, drywalled and painted  
~16' x 7' Garage door w/opener

### Basement

1,375 sq ft unfinished area  
Roughed-in bath  
Electric water heater  
Two 5' x 4' basement windows  
9' poured concrete foundation  
High efficiency furnace and air conditioner  
Energy Star-rated insulation package

### Exterior

Maintenance-free vinyl siding  
Partial brick front  
Maintenance-free aluminum soffits and gutters  
30 yr laminated asphalt shingles  
Large 12' x 12' concrete patio  
85' x 140' lot  
Sodded yard with automatic sprinkler system

### Informational

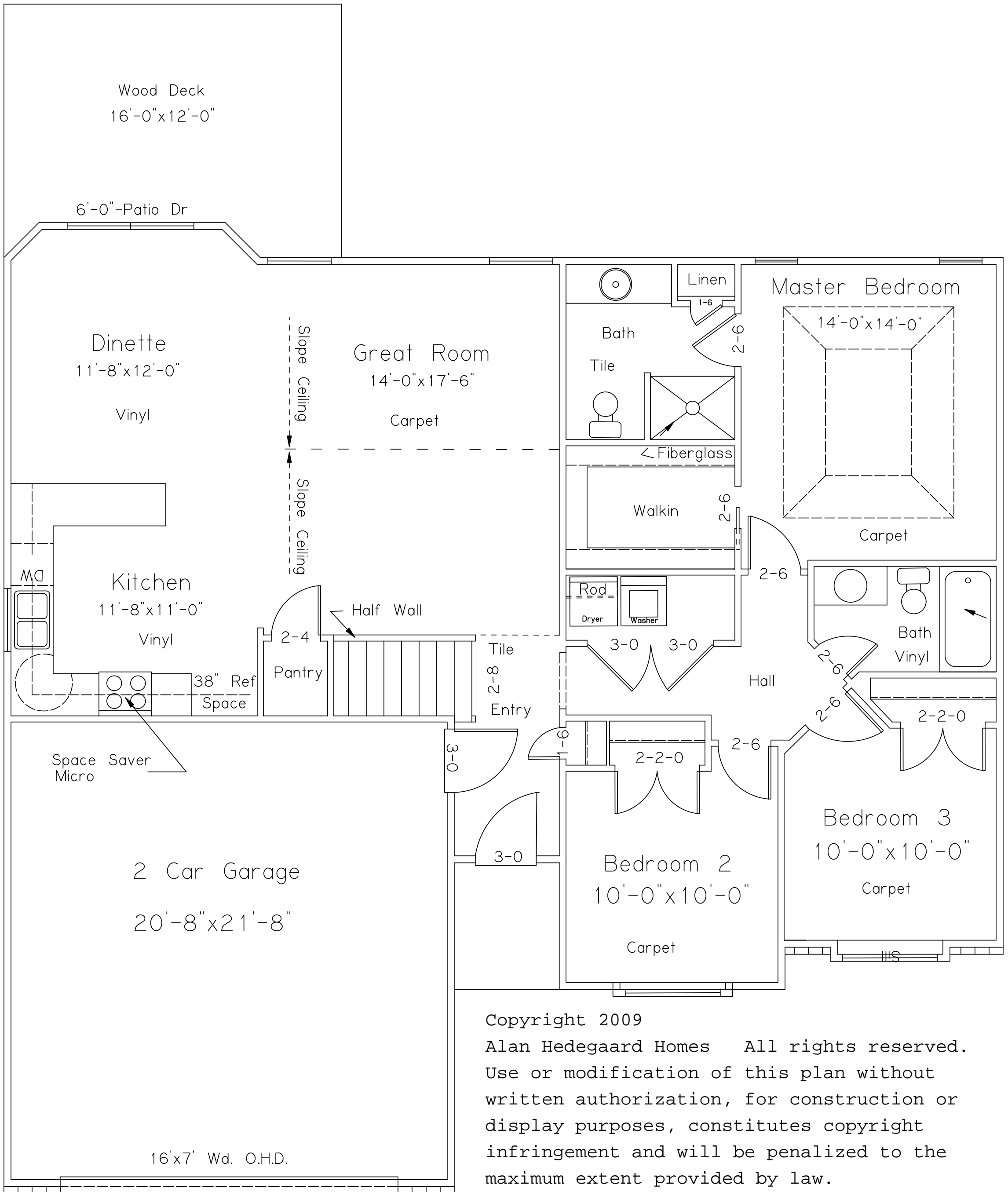
AHST School District  
City sewer, water and power  
MidAmerican Energy natural gas  
Pre-wired for cable and telephone

All of our homes significantly exceed ENERGY STAR specifications and are individually tested to ensure that they meet or exceed the EPA's National Building Performance Rating System. This means that you will save up to \$1,000/year compared to other similar non-ENERGY STAR homes. In addition, all of our homes feature highly-efficient CFL lighting. Your monthly bill for lighting will generally be 75% less than it would be with regular incandescent lighting.





111



Copyright 2009

Alan Hedegaard Homes All rights reserved.  
 Use or modification of this plan without  
 written authorization, for construction or  
 display purposes, constitutes copyright  
 infringement and will be penalized to the  
 maximum extent provided by law.