



Salem Design specializes in original home designs, customized to meet your unique home needs & budget.

Design Goals / Features:

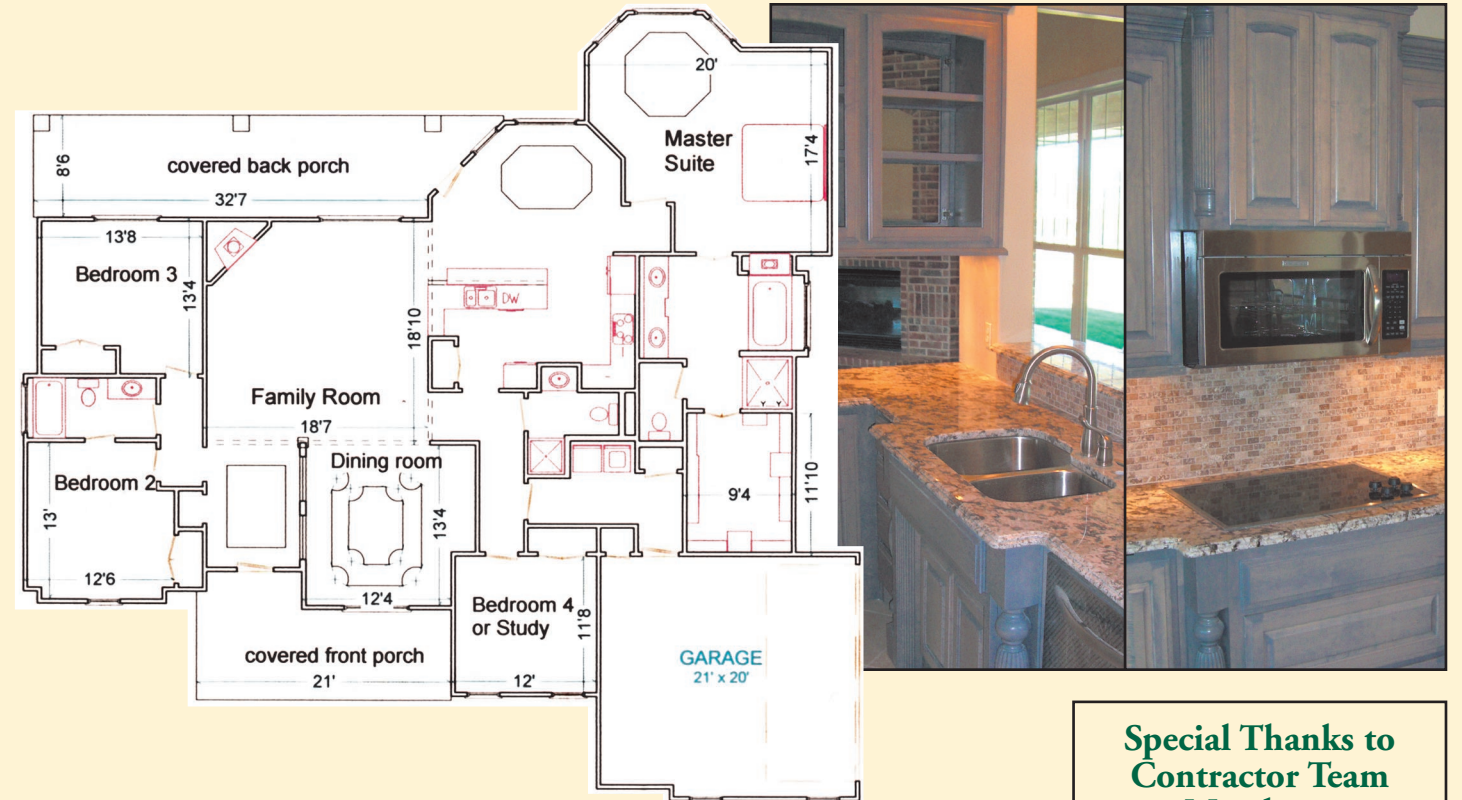
- ✓ Energy efficient & Green
- ✓ Two sided F/P master bed to bath
- ✓ Luxury home on the golf course
- ✓ Age in place features such as wider doors and threshold-less shower
- ✓ 4 bedroom / 3 bath design
- ✓ Maximize view of golf course
- ✓ Open floor plan
- ✓ Large sitting room in master
- ✓ Oversized master closet
- ✓ Kitchen pass-through to Family room
- ✓ Kitchen island with bar seating
- ✓ Front & back covered porches
- ✓ Texas friendly landscaping
- ✓ Full sod to tie yard to golf course
- ✓ Kitchen Aide, Energy Star appliances

- **Salem Design's Smart Energy Package:** Install radiant barriers in the walls as well as the roof to help repel radiant heat from the sun. Zoned dual fuel heat pump with 2 stage compressor & variable speed blower. Vinyl windows with dbl low-e (radiant barrier) & Argon filled glass providing a superior thermal barrier. 1/2" foam exterior wrap, blown R15 walls, and R50 attic insulation.
- **Unique Construction Features:** Engineered to last post tension slab that features a 10" dropped brick ledge (hiding the ugly concrete at ground level). 50 year shingles qualify for discounted homeowners insurance. Lighted brick & stone head wall at the street. Front & back covered porches. Full 1 acre irrigation system to water sod and the foundation.
- **Exquisite Interior Details:** Crown molding in all rooms, all windows trimmed & returned in wood, all closets detailed with sweater racks and built-ins. Hand scraped solid wood floors, Custom Maple cabinets in kitchen with high end granite. 9', 10' and 12' ceilings with slick finished sheetrock, room finished garage with epoxy floor. Security system with front porch security camera.

This home offered by Steve Salem for \$324,900 call @ 903-327-5544 or www.salemdesign.us

Fairway Estates:

Fairway Estates is a Golf Course Community in Denison's E. T. J.. Required Oak trees & lighted brick head walls will provide a well lit tree lined Boulevard. Highly restrictive but sensible protective covenants including architectural review and controls, will help obtain & retain the highest appraisals. Each home or lot purchase comes with a 1 year family membership to Denison Country Club. *Drive your golf cart from your garage to the T-box or the Club House Café.



About the Builder:

A lifetime of building experience is used in the designs & techniques Steve builds with today. After 3 years in the Army, Steve graduated from East Texas State with a BS in Construction Sciences. During the 80s he worked for General & Gemcraft Homes in Dallas. In 1988 he went to work for Heartland Homes in OKC. In 1991 Steve moved to Memphis TN as the city manager for the first expansion of Heartland Homes. 1997 Steve started Salem Design & Construction in Memphis and focused on his interest in original designs of custom homes 5,000 sq ft and up. Steve & Cindy started the return to Texas in 2005 with the purchase of a 60 acre piece of property with .6 mile of golf course frontage at Denison Country Club. This was the ideal location for their dream of a Highly restricted golf Course community. Building smaller homes while retaining all the amenities of the luxury homes Steve loves to design and build.

Denison Country Club:

Established in 1895 the 6,149 yard golf course is set in a mature and beautiful rolling wooded terrain. This course is an 18 hole championship layout offering challenging play for any golfer. The club has a bar & grill (A Gourmet Cafe), swimming pool, lighted tennis court, and a 25+ acre lake. Drive your golf cart from the garage to the tee-box. Denison Country Club offers a refreshing atmosphere that provides all of the amenities for your family's recreation and relaxation.

Special Thanks to Contractor Team Members:

- DJ's Concrete Inc.
- Goins Lumber
- Texoma Trees
- Mandujano Construction
- Mitchell Drywall
- K&K Cabinets
- Uncle David's Painting
- Johnson-Burks Supply Co.
- Murray Appliances & Lights
- McMan's Flooring
- Re Designs by Dee
- Concrete Artistry
- A+ Gutters

