



## Included Standard Features (base home pricing)

### Community Requirements

- Street Trees
- Mailbox
- Concrete Sidewalks
- Street Lighting

### Framing

- Pull down attic stairs with overhead light (per plan)
- 30-year dimensional/architectural shingles
- 9' first floor walls
- Smooth drywall ceilings
- 2 car attached garage
- Engineered floor systems (per plan)
- 7/16" OSB roof & sidewall sheathing
- 3/4" OSB T&G subflooring, glued, nailed & screwed
- Exterior house wrap
- Spacious walk in closet

### Windows & Doors

- Low E insulated, single hung solid vinyl windows with grids and screens at operating sash
- Elegant painted six panel smooth fiberglass front door with sidelights and 12" transom (per plan)
- Full glass / Low - E glass - smooth fiberglass patio door
- Wayne Dalton raised panel steel garage doors with Genie garage door opener

### Exterior

- Stucco/Hardcoat sand finish
- Low maintenance aluminum/vinyl ventilated soffits
- Concrete walks and drives
- Lawn professionally landscaped with centipede sod, plants and pine straw beds
- Irrigation system
- Concrete rear patio 18'x11'
- Yates-Astro one-year renewable bonded termite protection

### Cabinets & Countertops

- Granite kitchen countertops with stainless under mount sink
- Marsh Cabinets – tall 36" upper cabinets with crown molding in kitchen
- Cultured marble vanity tops with integrated sinks in baths, standard adult height vanities

*Prices, products and specifications are subject to change without notice.*

Revised November 21, 2017



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### Interior Trim & Hardware

- Deluxe - Painted 5 ¼" baseboards & 2 ¼" casing
- Masonite/Cheyenne – 2 panel / beaded hollow core interior doors
- Brushed nickel - lever – interior doors
- Elegant brushed chrome front door handle set with deadbolt
- Sherwin Williams flat paint
- Wood sills at windows
- Cabinet hardware

### Flooring Covering

- Shaw carpet with six - pound pad
- Daltile – 12"x12" ceramic tile - master bathroom
- Shaw – Luxury vinyl plank flooring – foyer, laundry and hall bath
- Ceramic tile shower in master bath

### HVAC

- Carrier electric high efficiency 14-seer heat pump and AC system
- Vented 4" duct bath fan in all baths
- Dryer vent with wall pan
- Kitchen exhaust fan vented to outside
- Open cell foam insulation: R-30 roof deck/attic.
- R-13 batt insulation in exterior walls and bath walls soundproofing

### Plumbing

- Moen Arbor stainless steel finish, faucet/sprayer at kitchen
- Moen Eva chrome faucets in baths
- Kohler Sterling acrylic deep soaking tub/shower in hall bath
- Mansfield elongated water closets in baths
- AO Smith – 50 gallon electric / energy efficient water heater (per plan)
- Icemaker stub out for refrigerator in kitchen
- Schluter System - shower pans and tile surrounds at master shower
- 2 exterior hose bibs

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### Electric & Low Voltage

- 200 amp service with copper wiring on all 110-volt circuits
- Wire/brace for light/ceiling fan in bedrooms and family room
- Lighting allowance for fixtures
- Elegant recessed lighting (per plan)
- Exterior waterproof receptacles per plan
- Can lighting at kitchen & up hall
- 220 outlet for Dryer
- Low Voltage Panel for 6 CAT-5 or Cable lines

### Shelving, Mirrors, Medicine Cabinets & Shower Doors

- Rubbermaid – Ventilated continuous glide closet shelves
- 42" tall mirror over vanity areas
- Shower door at master – clear glass w chrome trim

### Appliances – Whirlpool Stainless Steel

- Smooth-top electric, self-cleaning slide in range
- Quiet wash dishwasher
- Microwave/hood vented to outside
- ½ horsepower garbage disposal

### Other

- 2-10 Homebuyers Warranty
- Professional decorative services
- Pre-construction orientation
- Pre-drywall orientation
- Pre-closing Orientation

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