



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)
- 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

- Beaded Lap – Vinyl Siding
- 30-year dimensional/architectural shingles
- 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 14'x12'
- 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



Included Standard Features (base home pricing)

Interior Trim & Hardware

- Deluxe - Painted 5 1/4" baseboards & 2 1/4" casing
- Crown moulding (per plan)
- Chair rail moulding in dining room
- 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
- Sherwin Williams acrylic-gloss trim 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

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

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
- Kohler Sterling acrylic shower in master bath
- Pedestal sink in powder room
- Mansfield elongated water closets in baths
- AO Smith – 50 gallon electric / energy efficient water heater (per plan)
- Icemaker stub out for refrigerator in kitchen
- 2 exterior hose bibs

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



Included Standard Features (base home pricing)

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 free standing range (black)
- Quiet wash dishwasher
- Microwave/hood vented to outside
- ½ horsepower garbage disposal

Other

- 2-10 Homebuyers Warranty
- Wooded home site average size 80' x 130'
- Professional decorative services
- Pre-construction orientation
- Pre-drywall orientation
- Pre-closing Orientation

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

Revised November 21, 2017