



## Included Features

### Exterior Features

- Brick or Stone Front Elevation with Hardie Siding, Shake or synthetic stone exterior accents (per plan)
- 30 Year Architectural Shingle (Weathered Wood/Moire Black-Standard Selections)
- 8' Stain Grade Wood Front door
- Prefinished aluminum gutters and downspouts
- Covered Front Porch
- Rear or front entry two car garage with Carriage Style garage doors (per home site)
- Outdoor living area: Poured Patio off of Family Room, or Pressure treated deck (per home site)
- Active Pest Solutions
- Deadbolts installed on front and side door
- Two exterior water faucets

### Custom Kitchen Features

- Granite Countertops (Level 1)
- Delta single handle faucet with sprayer
- Frigidaire Self Cleaning Gas Range, Sharp Microwave Drawer & Frigidaire Stainless Steel Dishwasher
- 42" Stain Grade Cabinetry
- Garbage Disposal
- Two bowl stainless steel under mount sink
- Wire Shelving in Pantry
- Icemaker hook-up
- Water cut-off

### Interior Features

- Smooth finished –10 foot ceilings on Main floor, 9 Foot Ceilings on 2nd Floor or Basement (per plan)
- Trey Ceilings in Owners Suite and Dining Room (per plan)
- 5" Crown Molding on Main Level
- 7" Base Molding throughout Main Level Living Area
- 8' Solid Core Doors on Main Level (per plan)
- Designer Lighting Collection
- Designer Interior Paint by Sherwin Williams (One Wall, One Trim & One Ceiling Color)- Additional Colors to be priced by builder
- Wainscoting included in Dining Room and Foyer (Optional Bead Board Wainscoting to be priced by Builder - per plan)
- Elegant 2 panel interior doors with interior lever door hardware
- Hardwood flooring in Foyer, Kitchen/Breakfast Room/ Dining Room (per plan)
- Lush Wall to Wall Carpeting in Family Room, Master bedroom, and Guest bedrooms (6lb pad)
- Permanent stairs to attic for convenient additional storage needs (per plan)
- 42" Direct Vent Fireplace with gas logs on main level (per plan)





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### Bathroom Features

- Owner's Bath Tile (Level 2) Shower Surround and Floor with Garden Tub (per plan)
- Granite (Level 1) countertops with 4" Spread Brilliance Stainless plumbing fixtures in all baths
- 36 inch height vanities featuring Stain Cabinetry in all secondary baths
- Tile (Level 1) Shower Surround in secondary baths
- Tile Flooring (Level 1) in Secondary Baths, and Laundry Room
- Optional Towel Bars and Toilet Paper Holders -To Be Priced By Builder

### Energy Features

- Energy efficient and moisture barrier House Wrap
- Solid vinyl insulated windows
- 14 SEER central air conditioning with programmable thermostat(s)
- Rapid Recovering 40 Gallon Hot Water Heater
- Whole House Water Recirculation System
- Insulation factors: Walls R-13, Vaults R-19, Ceilings R-30

### Warranty Commitment

- One-Year Homebuilders Warranty
- 2 Year Warranty Systems & 10 Year Structural Warranty
- Post Closing Warranty Visits
- Scheduled 11 Month Walk Thru
- Service Appointments
- Emergency Service
- Information for Seasonal Preventative Maintenance

### Electrical Features

- Prewired for Ceiling Fan in Owners Retreat, Family Room, Loft & Bedrooms
- Pre-wired for CAT-5 telephone in Family Room, Owners Suite & Bedrooms
- Pre-wired for High Speed RG-6 Cable in Family Room and Owners Suite & All Bedrooms
- Full Security System with Key/Pad
- Garage Door Openers and Remotes (per plan)
- Two Exterior Weatherproof Electrical Outlets
- Smoke/Carbon Monoxide Detectors (1 per floor)

### Landscaping Features

- Professionally designed landscape plan with front yard zoned irrigation

### Customer Care Commitment

- Homeowner Guide Review
- Design Review Procedure (4 Hours of Complementary Time)
- Pre Construction Orientation
- Pre Closing Walk Thru
- Final Walk Thru
- Homeowner Referral Program



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All plans to be developed, reviewed & approved by the purchaser.  
All specifications & features are subject to change per spec house plan, and at builder's discretion.

