



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 homesite)
- Outdoor living area: poured patio off of family room, or pressure treated deck (per homesite)
- Active pest solutions
- Deadbolts installed on front and side doors
- 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 undermount sink
- Wire shelving in pantry
- Ice maker hookup
- Water cut off

Interior Features

- Smooth finished –10 foot ceilings on main floor, 9 foot ceilings on second floor or basement (per plan)
- Trey ceilings in owner's 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 beadboard 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)





Included Features

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" Height vanities featuring stained 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 recovery 40 gallon water heater
- Whole house water circulation system
- Insulation factors: Walls R-13, Vaults R-19, Ceilings R-30

Warranty Commitment

- One-Year Homebuilders Warranty
- Post closing warranty visits
- Scheduled 11 month walk through
- Service appointments
- Emergency service
- Information for Seasonal Preventative Maintenance

Electrical Features

- Prewired for ceiling fan in owner's retreat, family room, loft & bedrooms
- Prewired for CAT-5 telephone in family room, owner's suite & bedrooms
- Prewired for high speed RG-6 cable in family room, owner's suite & all bedrooms
- 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 complimentary time)
- Pre-construction orientation
- Pre-closing walk through
- Final walk through
- Homeowner Referral Program

