

STANDARD FEATURES

EXTERIOR

- Solid wood front entry door
- Stone front porch floor
- Fiber cement siding and accents
- Architectural shingles
- Vaulted back porch with stone surround fireplace and painted beadboard ceiling
- Sodded front, back, and sides
- Insulated garage door with 2 remotes
- Pella double pane windows - grids between glass
- Seamless 6" gutters and 4" downspouts

COMMUNITY

- Community mailbox
- HOA maintained front yards for aesthetic continuity
- Steps away from amenities including pool, clubhouse, tennis, pickleball, and lake
- Sidewalks and streetlights on both sides of the street
- Trash service provided

INTERIOR

- 5" plank engineered hardwoods or 7" luxury vinyl plank in foyer, kitchen, dining, living room, pantry, halls, and powder (per plan)
- Tile or LVP bath and laundry floors
- Vaulted living room with gas log fireplace
- 9' ceilings on both main and upper floors
- 5 1/4" cove crown, 1x6" base, 1x4" casings
- Wood shelving in pantry and primary bedroom
- 42" cabinets with soft close features

- Quartz or granite countertops
- Tile kitchen backsplash
- Wood hood with exterior ventilation
- Direct vent fireplace with gas logs in living room
- SS appliances with gas range, microwave, dishwasher, and vent hood
- Vaulted primary bedroom ceiling
- Zero entry tile shower with bench and frameless glass enclosure in primary bath
- Steel tub with tile surround in secondary baths
- Black metal stair pickets and wood handrails and posts

SYSTEMS AND MECHANICAL

- 15 SEER heat pump
- Spray foam insulation in roof line
- Wireless security system
- Electric car charging receptacles in garage
- Irrigation system in all sodded areas

DESIGN ELEMENTS

- Stepless ranch with optional upstairs spaces or decked storage
 - Open concept kitchen, eating, and living room
 - Abundant windows for natural light in all rooms
 - Built-ins next to living room fireplace
 - Lever interior door handles
 - Curbless shower entry
 - Oversized primary closet and laundry rooms
 - Walk-in service pantry with 12" and 24" shelf depths
 - Gameday back porch with wood burning fireplace with gas starter
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