**The Cottages at Edinburgh Standard Features**

**Exterior Features**

* Brick homes on a raised solid foundation with a combination of stone and Hardie accents (per plans)
* 40-year Certainteed Landmark Architectural Roofing Shingles
* Aluminum wrapped cornice and trim with vinyl ceilings and vented soffits
* Shutters, corbels, brackets, and louver vents (per plans)
* MGM Insulated Vinyl Single Hung Windows
* Fiberglass insulated exterior doors from Thermatru
* Insulated garage doors with decorative glass
* Typar exterior house wrap
* Professionally landscaped yards with sod and irrigation
* 3 waterproof electrical outlets
* 2 outdoor water spigots
* Seamless aluminum gutters and downspouts to match house wrap
* Broom finished porches and driveways
* Lifetime renewable pest control warranty

**Interior Features**

* Spacious interior with 10’ ceilings on the first floor, 9’ ceilings on the second floor (per plans)
* Tray ceilings (per plans)
* Upgraded trim package with crown molding in common areas and master bedroom
* Smooth Drywall walls and ceilings
* Choice of paint color for walls and trim from Sherwin Williams
* Choice of selected interior door styles - 8’ first floor, 6’8” second floor
* Choice of interior and exterior door hardware and finish
* 3 1/4” casing around doors and windows with 5 1/4” baseboards throughout
* Wood/MDF shelving in closets
* Stairway to be red oak hardwood stained to match flooring with iron or wood balusters (per plans)
* LVP flooring in common areas to include the foyer, family room, kitchen, café, downstairs hallways, and mudroom (per plans)
* Upgraded Carpet in all bedrooms/office/flex rooms and upstairs hallway, bedroom, and game room (per plans)
* Upgraded 1/2”-8lb. carpet pad
* Tile floors in all bathrooms and laundry
* Tiled master shower
* Custom designed cabinets with soft close doors and drawers throughout with your choice of paint color and hardware
* Granite or quartz countertops in the kitchen (granite or quartz remnants to be selected for the bathrooms)
* Choice of Stainless steel undermount kitchen sinks and white oval undermount sinks in baths
* GE stainless appliances include a cooktop, wall oven with microwave above, dishwasher, garbage disposal and ice maker hookup. Option range in place of the wall oven and cooktop.
* Home pre-wired for one 5.1 surround system
* Choice of up to 6 locations for phone, TV, and data (per plans)
* Custom smart panel for technology needs
* Walk in attic or pull-down attic access (per plans)
* Ceiling fan/light pre-wire in all bedrooms, family room and back porch
* LED recessed can or surface LED lights throughout home (20-Single Family with full upstairs/15-Terraced Homes)
* Various custom lighting packages to choose from
* Choice of Delta plumbing fixtures for the kitchen and baths (standard finish-chrome)

**Kitchen & Bath**

* Custom designed cabinets with choice of paint color and hardware (all bath cabinets are kitchen height)
* Granite/Quartz in kitchen with remnant selections for baths
* GE appliances
* Large center island
* Wiring for pendant lighting above island
* Walk in pantry in kitchen
* Choice of delta fixtures
* Full glass mirror over all vanities with choice of bath hardware
* Acrylic/fiberglass tub and shower combination in secondary baths (per plans)
* Custom tiled shower in master featuring a soaking tub option (per plans)
* Frameless shower door/enclosure in master suite
* All baths have ADA height elongated toilets
* Exhaust fans in all baths and private toilet rooms

**Comfort, Security and Energy Saving Features**

* 15 seer energy efficient gas heat and central air conditioning with 1st and 2nd floor zone controls (per design)
* Programmable thermostat(s)
* 50-gallon gas water heater with quick recovery recirculating pump
* Polyseal air infiltration barrier
* Vented exterior trim for attic ventilation
* R-38 insulation in the ceilings and R-15 insulation in the walls
* Sealed and insulated ductwork
* Insulated garage door with various glass options and electric garage door opener
* Energy efficient all vinyl insulated windows
* Direct wired Smoke/Carbon monoxide detectors
* Smart Security System (phone access and automation features available with monthly monitoring)
* Exterior doors keyed with Schlage entry and deadbolt locks

**Warranties and Added Value Services**

* We provide peace of mind with a one-year builder warranty and a five-year structural warranty
* Pre-Construction Meeting with Builder/Project Manager
* Meetings with Builder/Project Manager upon request
* Consultation with Interior Designer
* Emergency contacts provided with Homeowner Manual at Closing
* **Standard Features are subject to change based on availability.**