

HARBOR CREEK III SUBDIVISION

STANDARD FEATURES

GOURMET KITCHEN:

- Custom raised panel LaFata maple cabinets
- Ductless range hood fan (white or almond)
- Double bowl stainless steel sink
- Gas line for range
- Island or peninsula (per plan)
- Granite countertops through-out
- Water line to refrigerator
- Garbage disposal
- Dishwasher prep

ENERGY FEATURES:

- Maintenance free energy efficient all Vinyl windows with low e glass
- Roof & soffit vents for maximum airflow
- R-19 exterior wall insulation
- R-38 ceiling insulation
- Energy efficient house wrap for garage & house
- Bryant 96 % high efficiency furnace with electronic ignition
- 50 Gallon high efficiency hot water heater

EXTERIOR FEATURES:

- Custom exterior elevations*
- Architectural dimensional asphalt shingles (40 year shingle)
- 1' Overhang on entire house*
- Fully excavated 7'- 10" poured basement walls (sprayed walls)
- R-11 insulation at basement wall
- Platon membrane water proofing on basement wall (30 yr. warranty)
- Egress window at basement
- Full brick on all 4 sides
- Limestone address stone
- Seamless aluminum gutters and downspouts
- Steel sectional roll-up garage door with opener Prep (insulated doors avail.)
- Six-panel steel insulated entry doors
- 2 weatherproof exterior G.F.I. outlets
- 2 exterior hose bibs
- Full concrete drive
- Paved streets and sidewalks
- All underground utilities
- City water & sewer
- Anchor Bay schools

BRILLIANT MAIN & HALF BATHS:

- Premium ceramic tile floors and tub & shower surround* (tile to ceiling)
- Drop-in whirlpool tub in Master Bath (per plan)*
- China sinks*
- lever handle washer less Kohler faucets
- Kohler fixtures in showers
- Vanities with granite countertops
- Plate glass mirrors over vanities
- Exhaust fans

ELECTRICAL/MECHANICAL:

- Complete lighting through-out
- Garage coach lights
- Alarm system
- (2) phone jacks & (2) cable jacks
- Gas line in Laundry for dryer*
- Gas line in Kitchen for range*
- 150 Amp electrical service*
- Copper wiring
- Automatic basement sump pump
- Wired smoke detectors with battery back-up

INTERIOR FEATURES:

- Complete final flooring (vinyl plank in kitchen, nook, foyer, laundry, and hall and carpet through-out remaining areas)
- Elegant Master Suites with walk-in closets and private baths
- Cathedral or stepped ceilings (per plan)
- Premium style casing & baseboards
- Wood surround fluted mantle at fireplace
- Painted woodwork through-out
- Painted railing
- Raised Panel masonite doors
- 36" direct vent gas Fireplace with logs and switch
- Garage drywalled and taped
- Drop in laundry tub with granite countertop
- Washer box in Laundry
- Dryer vent to exterior
- Doorbell chime kit
- Alarm system*

**Denotes quality feature exclusive to D'Agostini Limited & Anjo Construction*



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