



Comfort Homes LLC

Standard Features for up to 2200 sf home

EXTERIOR FEATURES:

- Craftsman, contemporary and Traditional Exteriors
- Front Elevation Windows & Door Trimmed out with wood (street sides)
- Front Elevation Gables mixed with Shakes and or Board & Bat
- Fiber Cement Composite Siding with a 25 Year Limited Warranty
- Quality Energy Efficient Vinyl Windows by Milgard
- Exposed Aggregate Concrete Driveways, Walkways, Porches & Patios
- Professional Front & Back Yard Landscaping with Sprinkler Systems
- Garage Doors with opener/s & keyless entry (with glass door options)
- 6' Cedar Fencing Included (for fully fenced yard)

INTERIOR FEATURES:

- 9' Ceilings Main Level
- Gas Fireplace with Custom Wood Mantel, or cast stone and Tile or Stone Surround
- Quality Paint Grade Custom Wood Working and Doors (fully cased windows)
- Brushed Nickel or Rubbed Bronze Doorknobs and Hardware
- Heirloom Provenza series in Engineered Hardwood (materials allowance of \$6.00 per sf)
- Quality Carpet with 8 lb. Pad
- Designer Lighting Package
- 3 areas of 5" crown molding, transom glass over doors in main area

KITCHEN:

- Custom Euro Cabinets with Shaker Doors (5 woods to select from & any stain color)
- Brushed Nickel or Rubbed Bronze Knobs/pulls
- 3cm Slab Quartz with full tile Backsplash (allowance \$10 per sf)
- Stainless Steel Sink with Pull Out Faucet
- Stainless Steel Professional Appliances Package (36" or 48" range, hood)
- Custom Island with Eating Bar (depending on plan)

MASTER BEDROOMS & BATHROOMS:

- Spacious Master Bedrooms and Bathrooms
- Large Walk-In Closet with Custom Designer Closet System
- Soaker Tub with Tile Deck
- Double Vanity Oval/rectangle Sink/s with Faucet/s
- Custom Mirrors in Master baths
- Glass Shower Door in master bath

ENERGY EFFICIENT:

- 50 Gallon High Efficiency Gas Water Heater
- 90% + Efficient Gas Furnace
- A/C unit comparable unit to the house (upgrade)
- Programmable Thermostat
- R-49 Ceiling Insulation
- R-21 Exterior Wall Insulation
- R-30 Floor Insulation

**Standard features are subject to change at any time*