

ELEGANT INTERIORS

- 3 Bedrooms per plan
- Great room with optional upgraded large format tile front fireplace with mantle
- (1) Media or telecom outlets
- Smoke detectors wired with battery back-up in all bedrooms
- Sherwin Williams Paint (Pediment one color walls, ceiling, high gloss paint on trim)
- Wooden shelving with metal rods in all closets
- 100 Amp electrical service
- Premium craftsman interior doors with upgraded trim package (3 1/4" base / 2" casing)
- Carbon monoxide detectors on each floor with battery back-up
- Large 2nd floor laundry room with gas connection for dryer
- Designer Kwikset interior hardware
- Laundry room prepped for dryer vent & rear washer drain box
- Gas connection for kitchen range and dryer
- Front door chime
- Stylish builders lighting package
- Large walk-in closet in master
- Mohawk stain resistant or comparable carpeting in choice of colors with 6 lb. padding in hallways, greatroom and bedrooms

DESIGNER KITCHEN

- Wood stained style cabinets
- Stainless steel under-mount kitchen sink
- Single lever faucet with pull-out chrome sprayer
- Upgraded LV plank style flooring in front entry foyer, kitchen, and nook
- Vented hood above stove
- 1/3 horsepower garbage disposal
- Upgraded granite counter tops in kitchen with 4" backspalsh (from builder's standard color selections)
- Large kitchen island with cabinets, granite counter top with sink, and granite snack-counter overhang

BEAUTIFUL BATHS

- Master bathroom with LV plank flooring & large fiberglass shower
- Main bathroom with one piece fiberglass shower/tub, and LV plank floor
- Master bath and main bath with cabinetry
- All vanities with mirrors
- Anti-scald shower and tub controls
- Chrome single handle faucets
- Vanity in full bath with granite counter tops with 4" backsplash (from builder's standard color selections) and white China sinks
- Pedestal sink in powder room with 24 x 36" mirror

ITEMS LISTED ABOVE ARE *PER PLAN*

**Please note, the builder reserves the right to make changes at anytime.*

EXTERIORS

- Concrete garage approach and privacy walkway to porch
- Insulated fiberglass front entry doors with deadbolt and rubber weather stripping
- Jeld-Wen white vinyl windows with sliding door-wall in the breakfast nook
- Premium elevation with 3' stone belt and no-maintenance vinyl siding on front peaks, sides, and back (per plan)
- Upgraded LV plank flooring in stand
- Frost-free hose bibs
- Two weatherproof electrical outlets
- Aluminum gutters and downspouts
- Designer front porch light
- Modern house address numbers
- Cultured stone belt on front facade
- Upgraded asphalt dimensional shingles
- Architectural siding
- 12"+ soffit overhangs

GARAGE & BASEMENT

- 1-2 car front entry garage with one 16'x7' or 8'x7' sectional roll-up doors
- Garage interior is drywalled & firetaped at ceiling and common areas
- Prepped for garage door openers
- Full basement with 7' 10" poured basement walls with ingress/egress window including protective cover and ladder
- Basement is climate controlled and includes 1 electrical outlet

ENERGY EFFICIENCY & QUALITY CONSTRUCTION FEATURES

- 95% Efficiency gas furnace with outside air induction
- 40 gallon quick recovery power vent water heater
- Programmable digital thermostat
- R-13 wall insulation
- R-38 ceiling insulation
- 48" blanket insulation on interior basement walls
- Thermo-insulated windows with screens
- Thermo-insulated doors
- Decorative mutton bars on front elevations
- Energy seal house wrap
- 100 amp service
- 3/4" tongue and groove sub flooring nailed, screwed, sanded and glued
- 16" on center structural framing
- PEX water supply systems
- 10" thick poured concrete foundation walls
- Gravel & perforated drainage system around foundation
- Sump pump on dedicated circuit
- 10 year limited waterproof warranty

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