

# Included Features

## Interior Features:

- 8' tall Carrera raised panel doors downstairs (per plan)
- Rounded sheetrock wall corners throughout home
- Designer satin nickel door knobs
- Ceramic tile flooring in entry, kitchen, breakfast, utility, baths and garage entry
- Deluxe trim package includes 1" x 4" door casing and 5 1/4" base molding in downstairs rooms and hallways
- 5 lb. carpet pad
- Sherwin Williams paint with four wall color choices
- Full extension drawer guides throughout home

## Deluxe Kitchens:

- Polished and sealed 3 cm granite countertops or 2 cm quartz countertops
- Undermount dual bowl stainless steel sink
- Hand-laid ceramic tile backsplash
- Custom site-finished cabinetry with choice of raised or flat panel doors, 42" upper cabinets, staggered projections, crown molding, concealed hinges, and full extension drawer guides
- Whirlpool® stainless steel appliance package
- 30" drop in gas cooktop
- Built-in wall microwave oven
- Built-in self cleaning wall oven
- 400 CFM ventahood blower, vented to the exterior, with cabinet cover
- Disk lighting (per plan)
- Delta Trinsic® chrome single lever pull-out faucet

## Luxurious Bathrooms:

- Venetian marble countertops with undermount sinks in owner's bath and full baths
- Raised height vanities (36" height) in owner's and full baths
- Delta Ashlyn® chrome faucets in all baths
- Plans with owner's baths downstairs receive an owner's shower with mud pan and tile flooring,

upstairs owner's bath plans receive cultured marble shower pan

- Semi-frameless glass enclosed owner's shower with back-to-back pull-handle (per plan)
- 42" or 48" high mirror in owner's and secondary bathrooms (per plan)
- Elongated commodes in all baths
- Vented exhaust fans in all bathrooms
- Hand-laid ceramic tile flooring in all baths
- Pedestal sink in the powder room
- Oversized 5' drop in tub (with cabinet surround) in owner's bath

## Electrical:

- Wi-Fi thermostat(s) with smart phone access
- Ceiling fans in family with speed control switch
- Bedrooms, game room, and covered patios are blocked and wired for ceiling fans (per plan)
- Structured wire panel with two CAT5E, two RG6 pre-wires, three media outlets, network switch, voice module and video module wiring
- Disk lighting in entry, kitchen, utility, pantry, garage, bedrooms, baths, front porches, and covered patios

## Optional Features to Personalize Your Home:

- Additional phone and television pre-wiring
- Floor covering upgrades
- Cabinet upgrades
- Appliance upgrades
- Faucet and lighting upgrades
- Optional fireplaces, iron balusters, and owner's bath
- Study option includes 8' pine French doors and ceiling fan
- Optional stone includes buff mortar at stone areas



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## Exterior Features:

- Salt finish driveway and lead walk
  - Hand-laid brick front porch (per plan)
  - 8' tall painted entry door
  - Schlage® Barcelona handleset
  - American made kiln fired clay brick
  - HardiePlank® cementitious siding trim, fascia, and soffitt
  - Cast stone address block
  - Tilt-out sash windows allow cleaning with ease (per plan)
  - Insulated steel carriage style garage doors
  - Garage interior textured and painted
  - Garage door opener with two remotes
  - Two frost proof hose bibs
  - Fully zoned sprinkler system with programmable timer and rain/freeze sensor
  - Fully sodded yards with front landscape package and two trees
  - Seamless gutters and downspouts
  - 6' stained cedar board-to-board capped privacy fence with metal posts and gate
  - Tubular steel fencing at green belt areas (per lot)
  - Covered patios (per plan)
  - Divided light windows on sides on corner lot locations (per plan)
- Coach lights (per plan)

## Energy Saving Features:

- R-38 blown attic insulation
- R-22 attic insulation in sloped ceilings
- R-13 exterior wall insulation in 2'x4' walls
- R-19 wall insulation in 2'x6' walls
- Tankless water heater

- 16 Seer Performance Lennox® HVAC system with a ten year parts warranty
- Radiant barrier roof decking to reduce attic temperatures and heat transfer
- Dimensional roof shingles with limited lifetime warranty
- Foam sealant used throughout the home to reduce air infiltration
- Low-E double pane insulated vinyl windows with divided lights on front elevation

*(R-value means resistance to heat flow. The higher the R-value, the greater the insulating power.)*

## Quality Construction Features:

- Pre-construction and pre-closing orientations with your Community Construction Manager
- Ten year transferable new home warranty administered by StrucSure Home Warranty for your peace of mind
- Each home is structurally engineered and seal-stamped by a third party engineering firm
- Quality kiln dried lumber throughout
- On-site construction, featuring engineered studs 16" on center (per plan)
- Engineered post-tension slab foundation
- AdvanTech® engineered 3/4" subfloor on two-story home plans
- Boracare termite treatment on base plates
- Zip Wall® system provides a moisture barrier and additional structural support
- TAEXX® inside the walls pest defense system

*Many other options to choose from. Please see your Community Sales Manager for additional information.*

