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## HOME FEATURES...

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### EXTERIOR FEATURES...

- Homes are carefully positioned to best utilize the property and create an attractive neighborhood.
- Custom designed elevations with cultured stone details, per plan.
- Hardiplank siding with 5" reveal for a pleasing appearance including decorative architectural trim details.
- Custom designed millwork around the exterior of the entry door and T & G cedar lined Entry soffits.
- Exterior paint color patterns which compliment surrounding homes.
- Professionally landscaped front and rear yards with automatic irrigation.
- Side and rear yard fencing with 2 gates.
- Steel raised panel roll-up garage doors with decorative window lites, per plan.
- Electric garage door opener with 2 remotes.

### AS YOU ENTER...

- Brushed nickel thumb latch door hardware.
- Raised panel entry door with brushed nickel kick plate.
- Custom millwork includes painted wainscoting, crown molding, 5 ¼" baseboard and stained base shoe.
- Decorator chandelier per plan.
- 5" hardwood floors.
- Hand-crafted staircase with wrought iron balusters and custom newel posts.

### IN THE DINING ROOM...

- Painted millwork includes wainscoting, crown molding, 5 ¼" baseboard and custom window trim detail.
- Coffered ceiling with additional painted crown molding.
- 5" hardwood floors per plan.
- Decorative dining room chandelier.

### IN THE DEN...

- Dual raised panel entry doors.
- Painted millwork includes, chair rail, crown molding, 5 ¼" baseboard and custom window trim detail.

### IN THE POWDER ROOM...

- Custom cabinetry with tile countertop.
- Decorator white china shell sink with Mirabella style Chrome faucet in plans without tub/shower.
- Painted millwork includes crown molding, backsplash chair rail detail and 5 ¼" baseboard with stained base shoe.
- 5" hardwood floors in plans without tub/shower.

### IN THE KITCHEN...

- Custom Frameless cabinetry with hidden hinges, brushed nickel pulls and crown-shelf moulding.
- Slab granite countertops include beveled self edge and custom decorator tile backsplash.
- 5" hardwood floors.
- Custom designed islands with breakfast bar seating and slab granite countertops.
- Single bowl stainless steel kitchen sink.
- Delta series single handle chrome faucet.
- G.E. Cafe 6-burner stainless steel cook top.
- G.E. 30" stainless steel double oven with convection.
- G.E. Profile stainless steel built-in microwave with trim kit.
- G.E. Profile stainless steel dishwasher (Energy Star).
- Painted crown molding, window casings and 5 ¼" baseboards.
- Pendant lighting over Kitchen Island.
- Walk-in pantries, per plan.

### IN THE GREAT ROOM...

- Gas fireplace with raised cultured stone hearth and wood mantle.
- Custom built-in bookcase/media center.



## HOME FEATURES...

- Painted millwork package includes crown molding, window casings and 5 1/4" baseboards.

### IN THE LAUNDRY ROOM...

- Custom lower Frameless cabinet with laundry sinks.
- Proflo chrome pull out sprayer faucet.
- Recessed hookup for washing machine drain and hose.
- Durable vinyl flooring.

### IN THE 2ND AND/OR 3RD BATHROOM...

- Custom Frameless cabinetry with dual sinks, per plan.
- Ceramic tile countertop with tile self edge and custom decorator tile back splash.
- Grohe plumbing fixtures.
- Designer tile floors.

### IN THE MASTER BEDROOM SUITE...

- Raised or coffered ceiling with crown molding, per plan.
- Painted millwork includes crown molding, 5 1/4" baseboard and custom window trim.
- Private bath/dressing area with double vanities and custom Frameless cabinetry.
- Mirabelle style chrome faucets and towel bar.
- Plate glass mirror with custom millwork surround and twin light fixtures installed.
- Quartz slab countertops with under mounted sinks and chair rail backsplash detail.
- Luxurious soaking tub with ceramic tile platform and backsplash.
- Ceramic tile floors with decorator tile accents.
- Separate shower stall with custom glass door and ceramic tile walls.
- Separate toilet room with ceramic tile floor.
- Walk-in closet with vinyl coated shelving and organizers.

### CONSTRUCTION FEATURES...

- 2x6 exterior wall construction with R-21 insulation and R-49 attic insulation.
- Plywood subfloors with silent floor system on second floor with 14" TJI's on 16" centers.
- Main level floor framing has 2x10's on 16" centers.
- Smooth-wall interior finish drywall.
- 30 Year Laminated Shingle roof.
- Tankless/on demand water heater for energy efficiency.
- Energy Star package Bryant natural gas forced air furnace with a 95% AFUE rating.
- Energy efficient Low E vinyl windows with window screens.
- Security system included, with monitoring available.
- Structured wiring interface for local area network, telephone and cable TV with Quad Shielded RG6 Cable and CAT-6 Data lines.
- Garage has compacted sub grade, drilled stub steel into foundation walls. Rebar is used throughout the garage slab, porch, patios and walkways.
- Rehau Plumbing System with solid brass fittings including copper manifolds at plumbing connections inside walls and behind cabinets.
- Copper is used for hot water relief lines.
- Home framing is dried to a maximum of 12% relative humidity prior to sheetrock stage.
- Return air and heating supply lines are fully ducted, sealed and duct blast tested.