



DISTINCTIVE INTERIORS

- Exquisite trim package which includes:
 - two piece 5" crown moulding in foyer, family room and upstairs hall; one piece 5" crown moulding in living room, dining room, powder room or 1st floor bath (per plan) and owner's bedroom
 - 5 1/4" base moulding on 1st floor
 - Picture frame moulding & two-piece chair rail in dining room
 - Howe casing on 1st floor; Colonial "371" casing on 2nd floor
 - Plinth blocks and rosettes at front door, study and dining room foyer side opening
- Soaring two-story foyers (per plan)
- Site or pre-finished oak hardwood flooring in kitchen, keeping room (per plan), breakfast room, foyer & powder room/1st floor bath (per plan)
- Level 2 plush wall-to-wall carpeting with stain protection
- Boxed stair treads with painted risers and oak handrail with iron balusters (first 3 treads stained oak per plan)
- Choice of four interior smooth-panel door styles
- 42" direct vent fireplace with gas starter and granite surround with custom mantel
- Smart tube installed above family room fireplace with electrical outlet
- Security system prewire
- Rough-in electric and bracing for future fans at all bedrooms,
- (3) "Cat-5" phone locations and up to (6) "RG-6" cable locations
- Generous lighting selection allowance
- Two-tone trim & wall paints in your choice of designer selections
- Callan[®] satin nickel door hardware
- Owner's suite with cozy sitting area (per plan) and dramatic tray ceilings
- Gorgeous vinyl flooring in laundry and secondary baths

GOURMET KITCHENS

- Flat panel full overlay stained cabinets with crown moulding
- Granite countertops
- Whirlpool stainless steel appliances featuring 36" vented hood to outside, 36" 5 burner gas cooktop, 30" single convection oven with separate 30" microwave and built-in dishwasher.
- Ice-maker hookup for refrigerator
- 50/50 stainless steel double-bowl under mount sink with Moen[®] faucet
- Ceramic tile backsplash
- Convenient breakfast bar or island (per plan)
- Oversized walk-in pantry (per plan)
- Recessed can lighting (per plan)

LUXURIOUS OWNER SUITE SPA BATHS

- Soaring 11' ceilings
- Dual raised vanities in owner's suite (per plan)
- Flat panel full overlay stained cabinets in owner's suite with cultured marble countertops
- Acrylic garden tub in owner's suite
- Glass & chrome enclosed shower in owner's suite
- 6" X 6" ceramic shower surrounds in owner's suite
- 12" X 12" ceramic tile floors in owner's suite
- Moen[®] chrome plumbing fixtures in all baths
- Upgraded elongated water closets

ENERGY-ENGINEERED FEATURES

- 14 S.E.E.R. dual heating/cooling system by Carrier
- Programmable thermostat for each heating/cooling system on 1st and 2nd floors
- 50-gallon electric water heater
- Insulated exterior doors
- Insulated vinyl Low E windows with tilt-out sash
- Exterior caulking around all doors & windows
- R-38 blown insulated ceilings; R-15 in walls; R-30 in vaults
- Full OSB sheathing and house wrap
- Sealed openings for pipes and wiring to prevent air infiltration
- Ridge vent (attic ventilation)

AUTHENTIC EXTERIORS

- Architecturally controlled, professionally designed exteriors with varied materials
- Carriage-style garage doors with automatic door openers
- 3 car garage- tandem with 2 car side entry with substantial storage
- Concrete-finished driveway
- Hardi-soffit overhangs
- Queen Anne returns
- 30 yr Landmark dimensional roof shingles
- Wood-grained FiberClassic[®] front entry door
- Single-cylinder deadbolts on exterior doors
- Grids between glass on front windows (per plan)
- Professionally designed landscaping with sod in front
- Two exterior hose bibs
- Fiber Cement siding
- 12' x 14' patios

QUALITY CONSTRUCTION

- Six scheduled meetings with Project Manager:
 - Pre-Construction Conference (PCC)
 - Pre-Drywall Orientation (PDO)
 - Pre-Settlement Orientation (PSO)
 - Final Sign Off (FSO)
 - Post-Closing Review (PCR)
 - Final Warranty Review (FWR)
- One-year limited warranty program
- Ten-year structural warranty
- Foundation and framing inspections by an independent structural engineer
- Engineered floor systems with Advantech[®] sub flooring
- Durock behind tiled surfaces in wet areas
- Termite treatment
- Structural engineer certified garage floors

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