



DISTINCTIVE INTERIORS

- Exquisite trim package which includes:
 - One-piece 7" crown moulding in foyer, family room, upstairs & downstairs halls, living room, dining room, powder room or 1st floor bath (per plan). Owner's suite to have 7" crown and 5" crown in Trey.
 - 7" speed base moulding on 1st floor
 - Picture frame moulding & two-piece chair rail in dining room
 - Howe casing on 1st floor and on 2nd floor
- Soaring two-story foyers (per plan)
- 8' interior doors on 1st floor
- 10' ceiling height on 1st floor
- 2 1/4" Site-finished oak hardwood flooring in kitchen, keeping room (per plan), breakfast room, foyer & powder room/1st floor bath, dining room, family room, 1st floor hallway (per plan)
- Level two plush wall-to-wall carpeting
- Wood cased openings (per plan)
- Stained open oak treads with oak hand rail and metal balusters on main staircase (per plan)
- Choice of four interior smooth-panel door styles
- 42" direct vent gas fireplace and granite surround with custom mantel
- Smart tube installed above the family room fireplace with electrical outlet
- *Paint-grade built-ins on both sides of fireplace in family/grand room per plan*
- Security system prewire
- Rough-in electric and bracing for future fans at all bedrooms, study/office and family room
- (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 Trey ceilings

GOURMET KITCHENS

- Flat panel stained cabinets with crown moulding
- Soft close doors and drawers in kitchen
- Granite countertops
- *Kitchenaid stainless steel appliance ensemble featuring double ovens, 36" gas cooktop, vent hood, built-in dishwasher and (Sharp) microwave drawer.*
- Ice-maker hookup for refrigerator
- 50/50 stainless steel double-bowl undermount 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 SPA BATHS

- Soaring 11' ceilings in owner's suite bath
- Dual raised vanities in owner's suite (per plan)
- Flat panel stained cabinets in owner's suite with level one granite countertops
- *8" spread faucets in owner's suite & 1st floor bath*
- Garden tub in owner's suite
- Semi frameless shower door in owner's suite
- 12" X 12" ceramic tile floors and shower surrounds in owner's suite & secondary baths
- *Pedestal sink in powder room and Level one granite vanity top in 1st floor full bath*
- Moen[®] chrome plumbing fixtures in all baths
- Upgraded Sterling[®] elongated water closets

ENERGY-ENGINEERED FEATURES

- 14 S.E.E.R. dual heating/cooling system
- 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 vents (attic ventilation)

AUTHENTIC EXTERIORS

- Architecturally controlled, professionally designed exteriors with varied materials
- Carriage-style garage doors with automatic door openers
- *Gas lantern in front yard*
- *Driveway apron is sand set pavers*
- Hardi-soffit overhangs
- *Metal front porch roof*
- Metal eyebrows & Queen Anne returns
- *Landmark[®] 30 yr roof shingles*
- 8' Stained Meranti front door
- Single-cylinder deadbolts on exterior doors
- Grids between glass on front windows (per plan)
- Professionally designed landscaping with sod in front, side and rear yards (rear to approx 20 ft. from house) with irrigation
- *Brick pavers on front porch (per plan)*
- Two exterior hose bibs

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

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The Builder Who Listens