

DISTINCTIVE INTERIORS

- Exquisite trim package which includes:
-One-piece 5" crown moulding in foyer, family room and upstairs hall; 5" crown moulding in living room, dining room, powder room or 1st floor bath (per plan) and owner's suite.
-7" speed base moulding on 1st floor
-Picture frame moulding & two-piece chair rail in dining room
-Howe casing on 1st floor and Colonial "445" on 2nd floor
- Soaring two-story foyers (per plan)
- 8' interior doors on 1st floor
- 10' ceiling height on 1st floor
- Site-finished oak hardwood flooring in kitchen, keeping room (per plan), breakfast room, foyer & powder room/1st floor bath, dining room, 1st floor hallway (per plan)
- Level 2 plush wall-to-wall carpeting
- Wood cased openings (per plan)
- Stained oak treads with painted risers & oak hand rail and wrought iron balusters (per plan on main floor)
- Upgraded Newel posts
- 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 the family room fireplace with electrical outlet
- 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 tray ceilings
- Vaulted ceiling bedroom #2
- Spacious bonus room per plan

GOURMET KITCHENS

- 42" Flat-panel stained cabinets with crown moulding with 36" staggered
- Granite countertops level 1
- Whirlpool stainless steel appliances featuring 36" 5 burner gas cooktop, vent hood vented to outside, 30" single convection oven, separate 30" microwave, and built-in dishwasher.
- 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 1 granite countertops
- 8" spread faucets in owner's suite & 1st floor bath
- Acrylic garden tub in owner's suite
- Glass & chrome enclosed shower in owner's suite
- 12" X 12" ceramic tile floors and shower surrounds in owner's suite & secondary baths
- Level one granite 1st floor bath
- Moen® chrome plumbing fixtures in all baths
- Upgraded Sterling® elongated water closets

ENERGY-ENGINEERED FEATURES

- 14 S.E.E.R. Carrier 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
- Energy envelope sealed openings for pipes and wiring to prevent air infiltration
- Ridge vents (attic ventilation)
- Stick built roof
- TechShield roof sheathing

AUTHENTIC EXTERIORS

- Architecturally controlled, professionally designed exteriors with varied materials and four sides architecture per plan
- 3 car garage
- 8' Carriage-style garage doors with automatic door openers
- Concrete-finished driveway
- Hardi-soffit overhangs
- Metal front porch roof
- Metal eyebrows & Queen Anne returns
- Landmark® Lifetime Designer 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 fescue sod in front, side and rear yards (rear to approx 20 ft. from house)
- Concrete front porch
- 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