



DISTINCTIVE INTERIORS

- Exquisite trim package which includes:
 - One-piece 7" crown moulding in foyer, family room and upstairs hall, living room, dining room, powder room or 1st floor bath (per plan), owner's bedroom, kitchen, breakfast room, keeping room (per plan), and 1st floor bedroom
 - 5 1/4" base mould on 1st floor
 - Picture frame moulding & two-piece chair rail in dining room
 - Howe casing on 1st floor; Colonial "371" casing on 2nd floor
- Soaring two-story foyers (per plan)
- *Site-finished 2 1/4" oak hardwood flooring in kitchen, keeping room (per plan), breakfast room, foyer & powder room/1st floor bath (per plan), family room, runner, and dining room.*
- Level two plush wall-to-wall carpeting
- Wood cased openings (per plan)
- *Stained oak treads with painted risers and oak hand rail & iron balusters on main staircase*
- Choice of four interior smooth-panel door styles
- 42" 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, 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 suites with cozy sitting areas (per plan) and dramatic tray ceilings

GOURMET KITCHENS

- Flat panel, stained or painted cabinets with crown moulding, soft close doors and drawers
- 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 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 (per plan)
- Dual raised vanities in master bath (per plan)
- Flat panel, full overlay stained cabinets in master bath with level 1 granite countertops
- Garden tub in owner's suite (per plan)
- Glass & chrome enclosed shower in owner's suite
- 12" X 12" ceramic tile floors and shower surrounds in owner's suite & secondary baths
- Moen® chrome plumbing fixtures in all baths
- *8" spread faucets in the owner's bath and 1st floor bath*
- Upgraded Sterling® elongated water closets
- *Level 1 granite in 1st floor bath (per plan)*

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 gas water heater with recirculating pump
- Insulated exterior doors
- *Silver Line by Anderson single hung Low E Vinyl Windows*
- Exterior caulking around all doors & windows
- R-30 blown insulated ceilings; R-13 in walls; R-30 in vaults and finished space over garages
- Full OSB sheathing and house wrap
- Sealed openings for pipes and wiring to prevent air infiltration
- Ridge (ventilation) vents

AUTHENTIC EXTERIORS

- *Architecturally controlled, professionally designed exteriors incorporating stone, brick, cem-shake, plank siding incorporating three sides brick water table (per plan)*
- *Side-entry garages (per plan), featuring carriage-style doors and automatic door openers*
- *Brick paver driveway apron, front porch & city walk*
- Hardi-soffit overhangs
- Metal eyebrows & Queen Anne returns
- Landmark® roof shingles with 30-year warranty
- Wood-grained FiberClassic® front entry door
- Single-cylinder deadbolts on exterior doors
- *Simulated divided light (SDL) on front windows (per plan)*
- Professionally designed landscaping with sod in front, side and rear yards
- *Irrigation system (up to 5 zones)*
- 12' x 14' deck or patio per lot
- 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 area
- Termite treatment

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