



## DISTINCTIVE INTERIORS

- **Additional \$20,000 design allowance included**
- Exquisite trim package which includes:
  - One piece 7" crown moulding in the kitchen, breakfast rm., keep rm. (per plan), family rm., foyer, living rm., dining rm., first floor hall, and second floor hall.
  - Owners suite to have 5" & 7" crown
  - 7 1/4" base moulding on 1<sup>st</sup> floor
  - 5 1/4" base moulding on 2<sup>nd</sup> floor
  - Picture frame moulding & two-piece chair rail in dining room
  - Howe casing on 1<sup>st</sup> floor & 2<sup>nd</sup> floor
- Soaring two-story foyers (per plan)
- Site-finished 5" engineered oak hardwood flooring in kitchen, keeping rm. (per plan), dining rm., living rm., family rm., breakfast room, foyer & powder room/1<sup>st</sup> floor bath (per plan)
- Level 2 plush wall-to-wall carpeting
- Level 1 granite countertops & 8" spread Moen faucet in 1<sup>st</sup> floor bath/ powder rm & owners suite
- Level 1 (12"x12") tile in laundry rm.
- Wood cased openings (per plan)
- Stained open oak/pine hybrid treads with oak hand rail and iron balusters (per plan)
- Choice of four interior smooth-panel door-8' interior doors first floor
- 42" fireplace with gas starter and granite surround with custom mantel & built-ins on both sides of the fireplace
- Level 1 paint grade built-ins in family rm
- Smart tube installed above the family rm fireplace with electrical outlet
- Security system pre-wire
- 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
- First floor ceiling height is 10' and second floor ceiling height is 8'9" (per plan).

## GOURMET KITCHENS

- Raised-panel stained cabinets with crown moulding
- Granite countertops
- Kitchenaid stainless steel appliances featuring 36" vented hood to outside, 36" 5 burner gas cook top, built-in dishwasher, and 30" double oven with separate (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
- Dual raised vanities in owner's suite (per plan)
- Raised panel stained cabinets in owner's suite with granite counter tops with 8 inch spread Moen faucets
- 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.
- 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 1<sup>st</sup> and 2<sup>nd</sup> floors
- (2) 50-gallon gas water heater with recirculating pump
- Insulated exterior doors
- Energy-Star® thermal-pane wood Low E windows with tilt-out sashes
- 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 vent (attic ventilation)

## AUTHENTIC EXTERIORS

- Architecturally controlled, professionally designed exteriors with varied materials including four sides brick and cedar shake per plan. 3' crawl spaces. Carriage-style garage doors with automatic door openers
- Brick pavers on the front porch
- Concrete-finished driveway with paved community sidewalks
- James Hardi-soffit overhangs
- Painted metal eyebrows & Queen Anne returns
- CertainTeed Presidential roof shingles
- Meranti craftsmen mahogany eight light front entry door
- Single-cylinder deadbolts on exterior doors
- Simulated divided light (SDL)
- Shutter dogs & hinges on front elevation
- Professionally designed landscaping with sod in front, side and rear yards (rear to approx. 20 ft. from house)
- Oversized deck on rear of home
- Two exterior hose bibs
- 4" round downspouts with 5" Ogee gutters
- Irrigation system up to five zones
- Retaining wall per community standard

## 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
- Mold-resistance treatment in crawl space
- Termite treatment

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