



## DISTINCTIVE INTERIORS

- Exquisite trim package which includes:
  - Two-piece 5” crown moulding in foyer, family room and upstairs hall; 5” crown moulding in living room, dining room, powder room or 1<sup>st</sup> floor bath (per plan) and owner’s suite
  - 5 ¼” base mould on 1<sup>st</sup> floor
  - Picture frame moulding & two-piece chair rail in dining room
  - Howe casing on 1<sup>st</sup> floor; Colonial “371” casing on 2<sup>nd</sup> floor
- Soaring two-story foyers (per plan)
- Site-finished oak hardwood flooring in kitchen, keeping room (per plan), breakfast room, foyer & powder room/1<sup>st</sup> floor bath (per plan)
- Level two plush wall-to-wall carpeting
- 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 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 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 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 master bath (per plan)
- Flat panel stained cabinets in master bath with cultured marble countertops
- 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
- 50-gallon gas water heater with recirculating pump
- Insulated exterior doors
- Silver Line 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, cedar or cem-shake, plank siding incorporating *three sides brick water table (per plan)*
- Side-entry garages, featuring carriage-style doors and automatic door openers
- Concrete-finished driveway
- 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
- Silver Line vinyl windows with 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)
- 12’ x 14’ deck on rear of basement homes
- 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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