



## 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.
  - 7”speed base moulding on 1<sup>st</sup> floor
  - Picture frame moulding & two-piece chair rail in dining room
  - Howe casing on 1<sup>st</sup> floor and Colonial “445” on 2<sup>nd</sup> floor
- Soaring two-story foyers (per plan)
- Site-finished oak hardwood flooring on crawlspace and basement lots in kitchen, keeping room (per plan), breakfast room,, foyer & powder room/1<sup>st</sup> floor bath (per plan), family room, dining room: pre-finished hardwood on slab lots per pre-construction addendum
- Level 2 plush wall-to-wall carpeting
- Level one 12x12 tile floor in laundry room & secondary bathrooms
- Wood cased openings (per plan)
- Boxed stairs with stained oak treads and painted risers & oak hand rail and iron balusters (per plan on main floor)
- Upgraded Newel posts (style 2091)
- 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
- Spacious bonus room per plan
- Melamine closet shelving in secondary bedrooms, pantry, linen and coat. Allowance for owner’s closet

## GOURMET KITCHENS

- 42” Flat panel, full overlay stained or painted cabinets with crown moulding and soft close drawers and doors in kitchen
- Granite countertops level 1
- 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, full overlay stained cabinets in owner’s suite with level 1 granite countertops
- 8” spread faucets in owner’s suite & 1<sup>st</sup> floor bath
- Acrylic garden tub in owner’s suite
- 12” X 12” ceramic tile floors and shower surrounds in owner’s suite & secondary baths
- Level one granite 1<sup>st</sup> floor bath & Flat panel, full overlay stained cabinets (per plan)
- Moen® chrome plumbing fixtures in all baths
- Upgraded Sterling® elongated water closets
- Semi-frameless shower doors in owner’s suite

## ENERGY-ENGINEERED FEATURES

- 14 S.E.E.R. Carrier dual heating/cooling system
- Programmable thermostat for each heating/cooling system on 1<sup>st</sup> and 2<sup>nd</sup> 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-30 blown insulated ceilings; R-13 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

## AUTHENTIC EXTERIORS

- Architecturally controlled, professionally designed exteriors with varied materials and four sides architecture per plan
- Tandem garage per plan
- 8’ Carriage-style garage doors with automatic door openers
- Concrete-finished driveway
- Hardie-soffit overhangs
- Prefinished 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 generous allowance
- 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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