

The Summit at RIVER RUN

Single Family Homes

DISTINCTIVE INTERIORS

- Generous design allowance
- Exquisite trim package which includes:
 - two piece 5" crown moulding in foyer & family room; one piece 5" crown moulding in dining room, and owner's bedroom
 - 5 1/4" base moulding on 1st floor
 - Howe casing on 1st floor; Colonial "445" casing on 2nd floor
- Soaring two-story foyers (per plan)
- Pre-finished oak hardwood flooring at kitchen, breakfast, foyer, family room, dining room and powder room
- Level 2 plush wall-to-wall carpeting with stain protection
- First 3 oak treads stained with painted risers & oak hand rail and iron balusters (per plan on main floor)
- Choice of two interior smooth-panel door styles
- 42" direct vent fireplace with gas starter and granite surround with custom mantel
- Smart tube installed above family room fireplace with electrical outlet
- Rough-in electric and bracing for future fans at all bedrooms,
- (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 dramatic tray ceilings per plan
- Gorgeous vinyl flooring in laundry and secondary baths

GOURMET KITCHENS

- Flat panel full overlay stained 42" cabinets with crown moulding
- Granite countertops
- Whirlpool stainless steel appliances
- Ice-maker hookup for refrigerator
- 50/50 stainless steel double-bowl under mount 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 OWNER SUITE SPA BATHS

- Soaring ceilings
- Dual raised vanities in owner's suite (per plan)
- Level I Granite vanity tops in owner's suite
- Flat panel full overlay stained cabinets in owner's suite
- Acrylic garden tub in owner's suite
- Glass & chrome enclosed shower in owner's suite
- 8" spread faucets in owner's suite & 1st floor bath
- 6" X 6" ceramic shower surrounds in owner's suite
- 12" X 12" ceramic tile floors in owner's suite
- Moen[®] chrome plumbing fixtures in all baths
- Upgraded elongated water closets

ENERGY-ENGINEERED FEATURES

- 14 S.E.E.R. dual heating/cooling system by Carrier
- 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-30 blown insulated ceilings; R-13 in walls; R-30 in vaults
- Full OSB sheathing or house wrap
- Sealed openings for pipes and wiring to prevent air infiltration
- Ridge vent (attic ventilation)

AUTHENTIC EXTERIORS

- 2 Car Garages
- Architecturally controlled, professionally designed exteriors with varied materials
- Carriage-style garage doors with automatic door openers
- Concrete-finished driveway
- Hardi-soffit metal overhangs
- Queen Anne metal returns
- 30 yr Landmark dimensional roof 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 sod in front
- Two exterior hose bibs
- Fiber Cement siding
- 18' x 8' patios (per plan)
- Storage Shed

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
- Structural engineer certified garage floors

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