



INCLUDED LUXURY FEATURES

KITCHEN

- 42" flat panel maple cabinets with a stained finish, crown molding and hidden hinges
- Elegant granite countertops with a straight edge
- Large island with sophisticated pendant lighting
- Abundant recessed lighting
- Tile backsplash
- Tile flooring in 16x16", 12x24"
- Built-in, stainless steel gas cooktop and GE microwave with an under cabinet venthood
- Pot drawers under cooktop
- Bank of cabinet drawers next to pot drawers (per plan)
- GE stainless steel oven and dishwasher
- Deep, undermount stainless steel sink
- 1/3 HP InSinkErator garbage disposal
- Moen faucet standard with pull-out vegetable sprayer
- Pull-out trash can and recycle station
- Bank of cabinet drawers next to trash/recycle station (per plan)

MASTER BATH & SECONDARY BATHS

- Flat panel maple cabinets with a stained finish and hidden hinges
- Beautiful, quartz or granite countertop options
- 16x16" and 12x24" tile flooring
- Rectangular porcelain undermount sinks with his & her vanity in master suite
- Oversized showers including framed shower enclosure with tile flooring in Master
- Royal Imperial V tub in master
- Durable porcelain over steel tub in secondary baths
- Oslo chrome lighting fixtures
- Moen Brantford Chrome plumbing fixtures
- Elongated commodes

INTERIOR

- Professional design consultant to assist in color and option selection for interiors and exteriors
- Hand-laid tile flooring with a large selection of 16x16", 12x24", and many other options in the kitchen, bathrooms, breakfast, entry and utility room
- Mini-bullnose sheetrock wall corners in all areas (excluding windows)
- 3.5" base molding and 2.5" door casing throughout each home
- White pine for window sills, trim, and door casings (versus MDF)
- Wrought iron rail for all homes with two-story stairs
- Tilt-in windows for easy cleaning
- 2" faux wood blinds on all operable windows
- Mud bench with cubbies, bench and hooks/racks (per plan)
- Block/wire ceiling fans in all bedrooms
- Lighting packages with Oslo chrome fixtures
- Recessed lighting throughout entire home: kitchen, entry, hallway, & family room (per plan)
- Large pantry for maximum kitchen storage including a built-in appliance niche with 110v outlet
- Large working kitchen island with pendant lighting
- Water line in kitchen for future refrigerator and ice maker
- Oversized utility room with water line for future ice maker
- Riverside 8', 5 panel interior doors
- Schlage chrome Solstice door levers
- Contemporary designed chrome or satin nickel hardware and hinges
- Knockdown texture on walls
- Sherwin Williams Paint; multiple colors available
- Standard security system includes control panel, motion detector and exterior doors
- All wiring is run to interior distribution panel at master closet
- 10' Ceilings



INCLUDED LUXURY FEATURES

INTERIOR (continued)

- Propane at HVAC and dryer
- Cat 5 and RG-6 cabling in family room and master bedroom; included in gameroom and study on 2-story plans
- Smoke and carbon monoxide detectors, hard-wired with battery backup
- In-wall pest control system

QUALITY CONSTRUCTION

- 2-10 years builder warranty for highest integrity and quality assurance
- 3000 PSI post tension foundation certified onsite by independent engineer
- Engineered floor system between floors for highest support with noise reduction
- Fiber cement soffit and fascia for low exterior maintenance
- Full sheetrock garage with painted walls
- One 50 gal. water heater (up to 3 baths) / two 50 gal. water heaters (over 3 baths)
- Onsite custom framing of walls and roof (not pre-fabricated off site in a factory)

ENERGY EFFICIENCY

- Double pane, Low E vinyl windows
- 16 SEER Carrier high efficiency air conditioning system
- Honeywell digital programmable thermostat - Control the Lyric T6 Pro Wi-Fi Honeywell Thermostat from anywhere simply by using your smartphone or tablet
- Dual zoned AC system (per plan)
- Propane water heater(s)
- Energy efficient appliances
- Continuous vented soffit with ridge vents and air hawks for maximum air flow in attic
- We wrap the house with OSB sheathing not T-PLY

EXTERIOR

- Beautiful stone and stucco elevations (per plan)
- Three sides chopped limestone and rear stucco on all first floor walls
- Multiple color options for exterior paint
- Elegant, 8' wood and glass front door
- Cast stone address plate
- Deluxe, professionally designed landscape package with large trees and extensive shrubs
- Sod and sprinkler system on front and 10' on the sides and rear
- Full front gutters
- 30 (not 20 or 25) year weatherwood composition roof
- Three car garage side entry
- Garage door built-in Wifi - allows for smart phone control with the myQ app
- Aluminum, insulated garage doors with overhead garage door opener
- Full Lite rear exterior door
- Large covered patio at the rear of the home