



## INCLUDED FEATURES

### KITCHEN

- 42" flat panel cabinets with a stained finish, crown molding and hidden hinges
- Elegant granite countertops with a straight edge
- Large island with sophisticated pendant lighting
- Abundant LED lighting
- Tile backsplash
- Tile flooring
- Built-in, stainless steel propane cooktop with an under cabinet venthood
- GE stainless steel oven, microwave and dishwasher
- Pot drawers under cooktop
- Deep, undermount stainless steel sink
- 1/3 HP InSinkErator garbage disposal
- Moen faucet standard with pull-out vegetable sprayer
- Large pantry for maximum kitchen storage
- Water line in kitchen for future refrigerator and ice maker

### MASTER BATH & SECONDARY BATHS

- Flat panel cabinets with a stained finish and hidden hinges
- Beautiful granite countertop options
- Tile flooring
- Rectangular porcelain undermount sinks with his & her vanity in master suite
- Walk-in framed shower with seat
- 60" Freestanding tub in master
- Durable porcelain over steel tub in secondary baths
- Oslo chrome lighting fixtures
- Moen High Arc Gibson Chrome fixtures
- Elongated commodes

### INTERIOR

- Professional design consultant to assist in color and option selection for interiors and exteriors
- Hand-laid tile flooring with many other options in the kitchen, bathrooms, breakfast, entry and utility room
- Straight edge sheetrock wall corners in all areas, with textured finish
- 5.5" base molding and 3.25" door casing throughout each home
- White pine for window sills, trim, and door casings (versus MDF)
- Wrought iron rail on all two stories (per plan)
- 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
- LED recessed lighting throughout entire home
- Oversized utility room
- Riverside 8', 5 panel interior doors on 1st floor, 6'8" on 2nd floor
- Schlage Encode Smart Lock with smart phone access at entry
- Schlage chrome Solstice door levers
- Walk-in closets with 2 rods shelf and built-in shelf (per plan)
- 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
- Tall 10' 1st floor ceilings, 9' 2nd floor ceilings

## INCLUDED FEATURES

### INTERIOR (continued)

- 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
- Onsite custom framing of walls and roof (not pre-fabricated off site in a factory)
- One 50 gallon propane water heater (up to 3 baths)
- Two 50 gallon propane water heaters (over 3 baths)

### ENERGY EFFICIENCY

- Double pane, Low E vinyl windows
- Carrier high efficiency air conditioning system & propane heater
- 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)
- Energy efficient appliances
- Continuous vented soffit with ridge vents and air hawks for maximum air flow in attic

### EXTERIOR

- Beautiful stone and stucco elevations (per plan)
- Multiple color options for exterior paint
- Elegant, 8' mahogany wood and glass front door
- Cast stone address plate
- 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 composition roof
- Garage door built-in Wifi - allows for smart phone control with myQ app
- Aluminum, insulated garage doors
- Full Lite rear exterior door
- Large covered patio at the rear of the home