WE OFFER A TRULY UNIQUE COOKING EXPERIENCE AS PART OF EVERY HOME

EXTRAORDINARY DESIGN IS IN OUR DNA

SPA SHOWERS IN THE MASTER BATHROOM

DETAILS BEYOND YOUR EXPECTATION

COTTAGE INCLUDED FEATURES

Your Stephen Alexander home is designed with you in mind. At Stephen Alexander Homes & Neighborhoods, we have always believed that a family's home should be unique and a true reflection of their lifestyle. Our Design Consultant can show you how to build color schemes around your included interior finishes and materials and how to use interior lighting to accent your homes' architecture.

You will be surprised at how many times we say "Yes, it's included!"

STEPHEN ALEXANDER
Homes & Neighborhoods

Builder reserves the right to change prices, plan components & specifications, and to withdraw any plan without notice
Individual homes may vary from the model or each other depending on field conditions.

Exterior Design Features Create Unique Curb Appeal

- Warm, richly appointed turn of the century Classical Architecture styles such as Colonial Revival, Arts & Crafts, & Coastal Victorian with a solid raised foundation & oversized footings that include steel rebar for long term performance
- Weathermate Plus house wrap, Allura fiber cement siding with metal wrapped fascia, synthetic freeze boards, and corner trim finished with Sherwin Williams Durations exterior coating which includes a 3-2-lifetime warranty available in over 30 historic colors. Vinyl porch ceilings and soffits, and composite porch railing that looks like wood but has a baked on enamel finish for that old fashioned porch feel without the maintenance. Front facing windows include appropriate styled trim detail.
- 30 year architectural shingles in a variety of colors and main roof uses ridge vent for best ventilation and appearance. Standing seam metal porch roofing is included when a wrap around porch is added or can be added as an optional feature to our included porches.
- Fiberglass front door systems ~ door styles and sizes vary by plan. No rot jambs all exterior doors to ensure a long life
- Front loading insulated carriage house garage doors with decorative hardware
- Exterior lighting by Progress Lighting ~ also includes surface mount LED lighting on front porches and a flood light in rear yard. Design varies per plan, one light per section of railing is included.
- Exterior outlets front and rear ~ additional outlets are available (See sales associate for details)
- Professionally landscaped tree and shrub package ~ includes sod in front yard to the front corners of the house, backyard is graded and seeded gutter package is included varies per plan
- Driveway and walkway concrete is included up to 20 yards, design varies per plan and by lot conditions

"Color says a lot about who you are"

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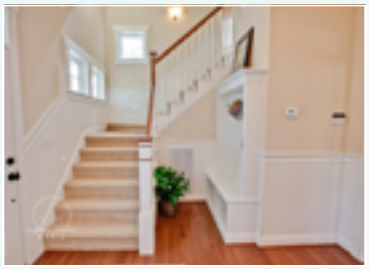
Interior Design Features Abound

- 10’ ceilings downstairs and 9’ ceilings upstairs with custom cathedral ceilings in master bedroom and bath as plan allows
- Knockdown finished drywall throughout with smooth finish drywall in kitchens, bathrooms and dining room. Drywall wrapped windows include sill and apron trim detail (windows directly adjacent to built-ins will be cased as part of the built-in price ~ additional cased windows are available, ask your sales representative for pricing)
- Smooth 2 panel interior doors with historic turn of the century trim, 1x4 legs and 5/4x6 header drywall wrapped openings leading from room to room
- 5 1/4” crown molding is included in the foyer, gallery, dining room, kitchen, family room and breakfast room/keeping room (additional rooms of crown molding are available, ask your sales representative for pricing)
- Hardwood flooring is included in the foyer, gallery, dining room, kitchen, family room and breakfast room/keeping room, (flooring layout varies per plan)
- Roadside pile carpet by Shaw with 6lb rebound pad in family room, upper hallway, bedrooms and carpet runner up the steps with turn-of-the-century painted stair ends
- Stair detail includes turn-of-the-century box newel posts with stained caps and square pickets (Oak stained and finished wood steps are available ~ ask your sales representative for pricing)
- Schlage door hardware in brushed nickel
- Custom ventilated shelving in all closets

“ Our homes live bigger than their size”



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Interior Design Features continued

- Clients choice of eleven included base wall/ceiling colors in a flat finish with a low sheen finish in bathrooms and kitchens. All trim is a white semi-gloss (additional rooms of custom color are available ~ ask your sales representative for pricing)
- 2 hour on-site design consultation with our award winning interior designer. She will help you coordinate all of your selections and can be retained to go further helping you select new furniture and drapes or designing a whole new look for your new home

Cottage Kitchen Features

- Custom Merillat Collins Birch cabinets featuring 5 stained finishes with hidden hinges and 42" upper cabinets with included crown molding on upper cabinets (painted finishes are available ~ see sales representative for pricing)
- Cabinet design includes large island with built in table area and custom built legs, bronze level granite countertops, and an undermount stainless steel deep sink with Delta Linden single handle faucet (additional kitchen features are available ~ ask your sales representative for pricing)
- Our cottage kitchen appliance package includes a GE glass top electric range, microwave hood, dishwasher and garbage disposal* (*Not available with septic system)

" The kitchen is the center of the home"

STEPHEN ALEXANDER
Homes & Neighborhoods

Bath Features

- Custom Merillat Collins Birch cabinets featuring 5 stained finishes (painted finishes are available ~ see sales representative for pricing)
- Solid surface tops in full baths, pedestal sink in downstairs powder room, and elongated toilets in all baths (granite tops with under mount cast iron sinks also available ~ ask your sales representative for pricing)
- Dal-Tile ceramic floor group 1 in master bathroom and matching ceramic fireplace surround in family room. Vinyl flooring is included in all other bathrooms, mudroom and laundry room.
- Laundry room includes floor drain
- Master bath vanities include mirrors with custom lighting above
- Large soaking tub with a ceramic tile surround included in most master baths (some plans do not include tub, see sales representative for details)
- Stephen Alexander includes Delta chrome faucets in all bathrooms (other options are available see your sales representatives for details)

Electrical & HVAC Features

- 200 amp service is included
- Stephen Alexander includes custom interior lighting from Progress Lighting in many finishes and styles ~ see our catalog for included families. We also include pendant lighting over the kitchen island, recessed can lighting in the kitchen and surface mount LED lighting over every shower and bathtub (lighting family upgrades are available ~ see your sales representative for pricing)
- Fans with light kits are included in the family room, ROG and master bedroom. All other bedrooms are wired for ceiling fans and will include a close to ceiling light fixture

" We want to feel like we are at a spa"

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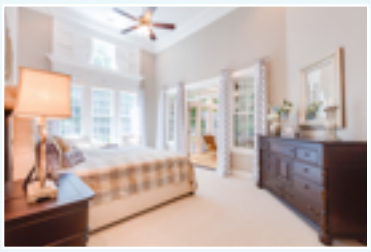
Electrical & HVAC Features Continued

- In the digital age, we have committed to a system that allows you to be ready for the future. We include a structured wiring package for all of your digital needs. 10 total drops to be used for your phone, data and cable access are included. Every line is a home run back to a central panel that is the source of distribution for all content. We include a security system with 1 touch screen keypad, 1 glass break sensor, a wi-fi card, and a z-wave card. We also include a pre-wire for Surround Sound in a location of your choice.
- 50 gallon natural gas/propane water heater is included ~ tankless water heater is available (see sales representative for pricing)
- Stephen Alexander knows that interior climate comfort and efficiency are of the utmost importance as is reliability. That is why we heat and cool our homes with Lennox single zone HVAC systems (some plans because of size may be 2 zone)
- With our Lennox HVAC system, we include a programable thermostat to allow for maximum control and comfort in your home
- A direct vent gas fireplace with a ceramic tile surround and classically inspired mantle is included in the family room

Money saving and Green features

- Low "E" glass windows are included on all Stephen Alexander homes. Windows are single hung and include tilt-in sashes for easy cleaning in our Cottage Collection.

" Lennox stands behind us all the way"



Money saving and Green features continued

- The attic in a home is a significant factor in a home's efficiency. Stephen Alexander is proud to include Tech-Shield by LP. Tech-Shield is a radiant barrier sheathing designed to block up to 97% of the sun's radiation and can reduce the temperature of your attic allowing your Lennox HVAC system to heat and cool your home in the most efficient manner possible.
- Stephen Alexander also includes advanced framing techniques to further increase the efficiencies of the structural envelope allowing our homes to perform up to 23% more efficient than a code spec home and more than 50% more efficient than the average resale home.

Peace of Mind Comforts

- Regionally recognized award-winning builder and developer
- Winner of over 50 awards for excellence in design and craftsmanship
- Builder of the St. Jude Children's Research Hospital Dream Home 6 years and running raising over $9,000,000.00 to fight childhood cancer
- Renewable termite service
- Complete customer service and warranty program

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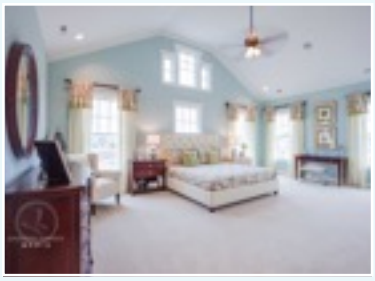
" What's behind our walls makes all the difference"