

# Included Features

## Fannin Farm West

### Around Your New Home

Multi-zone programmable sprinkler system with rain & freeze sensor  
Distinctive landscaping package: Full sod, shrubs and trees  
Vinci light door with rain glass  
Front door handleset in oil-rubbed bronze  
Steel rebar reinforced concrete entry walk, patio and driveway  
Divided light windows on front of home with choice of color  
35-year limited warranty shingles  
Weatherproof electric outlets, front and rear  
Insulated full-view metal rear door  
Six foot privacy fence with metal fence posts and 3-foot gate  
Steel panel garage door with carriage hardware  
Acme or Hanson clay fired brick  
All homes feature 100% brick <sup>4</sup>  
100% Concrete/Fiber siding and trim with 50-yr limited warranty  
All stone elevations include full buff colored mortar

### Inside Your New Home

Hand-laid ceramic tile flooring in entry, kitchen, breakfast room, utility room & all baths  
Plant ledges, arched sheetrock openings and art niches with windowsill ledges <sup>1</sup>  
Bullnose/rounded sheetrock corners throughout <sup>5</sup>  
All secondary bedrooms blocked for ceiling fans  
3-1/2 inch Colonial base moulding  
2-1/2 inch Colonial casing  
Wrought iron balusters with stained handrail <sup>1</sup>  
Fireplace with gas starter  
Raised panel interior doors  
Oil-rubbed bronze door hardware and light fixtures  
Textured walls and ceilings  
Two ceiling fans with light kits  
Two telephone outlets and two cable TV outlets  
Full perimeter security system w/keypad, monitored free for 6 mo.  
Attic access with hide-away pull down stairs  
Separate utility rooms with built-in shelving and closet rods <sup>1</sup>  
Painted garages (painted sheetrock walls, no texture)  
Garage door opener with two remotes  
Smoke detectors throughout home including all bedrooms  
Media Room options include surround sound prewire, insulated walls, cable outlet and specialty paint color

### Kitchen Delights

42 inch upper cabinets with crown mould trim and choice of raised panel door style  
Custom knotty alder cabinetry stained on site, featuring raised panel doors and hidden hinges  
Full slab 3 cm granite countertops  
Ceramic tile backsplash on diagonal  
Stainless steel dual compartment under-mount sink  
Sponge drawers installed at sink  
Energy Star Maytag® stainless appliance package  
Built-in wall oven and microwave  
Built-in gas cooktop with vent hood  
5 cycle family-size dishwasher w/electronic touchpad & delay feature  
Heavy duty garbage disposal  
Ceramic tile floor in kitchen and breakfast nook  
Overhead can lighting in the kitchen

### Beautiful Bathrooms

Hand-laid ceramic tile flooring in all baths  
Custom site-stained raised panel cabinetry in all bathrooms  
Elegant cultured marble dual vanities  
Tall vanities in master bath  
Delta faucets with oil-rubbed bronze finish  
Oversized garden tub with choice of tile or marble trim in master <sup>1</sup>  
Separate shower <sup>1</sup>  
Choice of cultured marble or ceramic tile walls in master shower  
Scald-guard protected tub/shower faucets  
Raised or vaulted ceilings <sup>1</sup>  
Bronze accent picture-framed mirrors

### Guaranteed Efficiency

Guaranteed heating and cooling costs for 3 years  
“Quiet” Insulation Package with Cocoon® cellulose insulation  
Every home inspected twice for energy efficiency  
Extensive air infiltration control  
Perforated soffit vents for superior air circulation in attic  
Home/Site-specific HVAC system design  
**Dual Zoned Plus** - 2 separate AC units on all 1½ & 2 story plans  
15 SEER Armstrong heating/AC system with full 10-yr warranty covering parts and labor  
Electronic programmable thermostats  
Double paned Low-E vinyl windows w/easy-to-clean tilt-out sashes  
Attic air flow features turbines & Airhawks<sup>1</sup>  
Full weather stripping  
Polyseal all base plates, windows and exterior openings  
Quick recovery 50 gallon gas water heater

### The Important Stuff

Engineered steel-reinforced rebar foundation (no post tension)  
Copper wiring  
PEX plumbing  
10 Year Limited StrucSure Home Warranty <sup>3</sup>  
Engineered 14-inch flooring system on 2-story plans to reduce floor noise & increase strength <sup>2</sup>  
Exterior walls/base plates bolted to foundation for additional strength  
Professional Selection Studio with thousands of choices

### Notes

Note 1 - Per plan  
Note 2 - Two story homes  
Note 3 - No charge if Antares-recommended lender is used  
Note 4 - 1st floor only  
Note 5 - Window openings excluded

In a continuing effort to improve our product, features and specifications are subject to change without notice. Changes to features may not be incorporated in completed (inventory) homes or homes under construction due to retrofit expenses. In these cases, pricing reflects specific features for home and home site.

Feature List Generated: Oct 30 2014 11:30AM (FFW)