



### Balmoral

Silver Series Homes

#### EXTERIOR DETAILS

- Beautifully designed elevations with 6:12 roof pitches
- Brick on front and sides to 9' per plan
- Two story plans will have 2' brick wrap at second floor sides and brick at rear to 9' per plan
- Brick on walls at front entry
- 30-year dimensional weather wood shingles
- Custom address block
- Energy Efficient 9800 Series Vinyl Windows with LoE366 Cardinal glass
- Divided light windows on front elevation
- Cementitious fiber cement siding, fascia, soffit & trim
- James Hardie window trim
- Stained mahogany six panel front door with nickel finish handleset
- 9100 Series insulated steel garage door with pre-wire for automatic opener
- 10X10 broom finished concrete rear patio
- 16 foot driveway with 3 foot privacy walk to entry
- Wrought iron railing on exterior balconies per plan

#### ELEGANT INTERIORS

- 9' ceiling heights in primary living areas and master per plan
- Art niches and archways per plan
- Decorative california rails on rake walls and overlooks per plan
- Raised-panel interior doors with decorative casing
- Rounded sheetrock corners first floor accent areas
- Nickel finish door hardware and light fixtures
- Dragged Monterey texture at ceilings and walls
- Choice of one color interior with PPG paint
- Decorative wood base throughout home
- Wood shelving and hanging rods in closets per plan
- Nickel finish ceiling fan with light kit and oak-colored blades in family room
- Kichler designer light fixtures
- \*\*Direct Vent Fireplace option available

#### CHEF KITCHEN

- High ceilings per plan
- Birch cabinets with 42 inch uppers and choice of colors
- GE slide in gas range, dishwasher and space saving external venting microwave
- Flush-mounted LED down lighting at kitchen per plan
- Granite countertops with ceramic tile backsplash
- Stainless steel dual bowl undermount sink with garbage disposal
- Chrome single lever Delta faucet with vegetable spray
- \*\*Optional island for most plans

#### LUXURIOUS BATHS

- Elongated water saver commodes at all baths
- Bath cabinetry will match kitchen selection
- Cultured marble countertops with square edge and integral rectangular sinks (dual vanities per plan)
- Oversized soaker tub with arm rests in master bath
- Master bath has separate tub and shower with 6X6 white tile shower and tub surround over hardibacker and garden window
- Secondary bath tub/shower has 6X6 white tile over hardibacker
- Chrome bath accessories (faucets and hardware)
- White pedestal sink and decorative mirror at powder per plan

\*\*Super shower option available

#### DESIGNER FLOORING

- Choice of ceramic tile at entry, kitchen/breakfast, baths and utility
- Wide selection of carpet over 3/8 inch pad
- Professional decorator assistance through Design Gallery with two 2-hour appointments

#### ENERGY EFFICIENCY FEATURES

- Energy efficient Energy Plus program by CastleRock
- 16 SEER Lennox HVAC system with environmentally friendly 410A refrigerant, fresh air intake and media filter
- Gas-fired tankless water heater sized per plan
- High efficiency central gas heating
- Ridge vent, soffit vent and air hawk attic ventilation per plan
- Continuous perforated soffit ventilation per plan
- On-site weatherstripped exterior doors
- Poly seal on all base plate and wood penetrations to exterior
- Dual-pane LowE366 windows with double locks
- Radiant barrier roof decking
- Honeywell programmable thermostat
- Minimum of 80% high efficiency lighting
- Third party insulation inspections
- Electric washer/dryer connections (\*\*gas connections are an available option)

#### ENGINEERING & ADVANCED COMFORT TECHNOLOGY

- Professionally engineered and designed posttension foundations
- Engineered subfloor I beam systems on all two-story homes
- Engineered framing designs
- Coach lights at front, rear and garage door per plan
- Smoke detectors in bedrooms and halls with battery back-up
- PEX water distribution system with main water shutoff access
- Copper wiring with protective housing on exterior GFCI outlets
- Phone jacks in kitchen, master, study, and media room per plan
- Cable TV pre-wired in family, master, study, media room and gameroom per plan
- Hi-tech wiring package: see separate detail for extensive standard features
- Lighted front entry doorbell

#### LANDSCAPING PACKAGE

- Twenty 1-gallon plants, ten 3-gallon evergreen shrubs, and one 15-gallon shrub
- Two 3" caliper oak trees in the front yard
- Fully sodded front, side, and rear yard to fence
- Gutters at front of home with 2 foot returns per plan
- Two exterior hose bibbs with anti-siphoning devices
- 6' cedar good neighbor style privacy fence at rear yard with one gate. Street facing fences include all pickets facing the street and stained SW Superdeck solid color stain #3034.

#### CUSTOMER SERVICE HIGHLIGHTS

- Two-year warranty for materials and workmanship (see warranty)
- Ten-year structural component warranty (see warranty)
- Pre-start meeting with our team
- Pre-sheetrock meeting with our team
- Pre-move in orientation meeting with construction manager

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