



Estates of Flintrock Falls

Gold Series Homes

EXTERIOR DETAILS

- Exclusive exterior designs with brick, stone, stucco per plan
- Standard three car side load garages when lot permits
- Covered rear patio sized per plan with brick or stone column(s)
- Dimensional 30-year weather wood shingles
- Custom address block
- White frame windows with screens on operable windows
- Divided light windows on front elevation
- Cementitious fiber cement fascia, soffit & trim
- Beautiful 8-foot front entry doors in a choice of designs
- Nickel finish handle set at front door with decorative deadbolt
- Steel garage door with automatic opener and two remotes
- 12-foot driveway with 3-foot privacy walk to entry
- Salt finished driveway and entry walk
- Cedar wood railing on exterior balconies per plan

ELEGANT INTERIORS

- 10' Ceilings first floor and 9' minimum second floor (per plan)
- Art niches and archways per plan
- Raised-panel interior doors with decorative casing
- Rounded sheetrock corners throughout
- Nickel finish door hardware and light fixtures (see specs)
- Dragged Monterey texture at ceilings and walls
- Choice of one-color interior with PPG paint
- PPG white ceiling and trim paint
- Decorative wood base throughout home
- Wood shelving and hanging rods in closets per plan
- Nickel finish ceiling fan with light kit in family room and master
- Cozy direct vent fireplace with ceramic tile surround and wood mantle
- Two-story homes have traditional stained oak handrails and wrought iron balusters per plan
- Crown molding at entry, dining room and master suite
- Insulated glass panel door at rear entry

CHEF'S KITCHEN

- Birch cabinets with 42-inch uppers and choice of colors
- GE SS built-in appliance package including gas cooktop, microwave, wall oven, external venting hood, and dishwasher
- Well-designed work space with island at kitchen per plan
- Recessed can lighting at kitchen and above sink per plan
- Granite countertops with square edge and ceramic tile backsplash
- Stainless steel dual bowl undermount sink with garbage disposal
- Chrome single lever Delta faucet with vegetable spray

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 (his and hers vanities at master per plan)
- Oversized acrylic soaker tub with marble tub skirt, tile splash and deck-mounted stainless Delta faucet at master bath
- Master bath includes large tub, shower with mud set tiled floor, garden window, and choice of 12"x 12" tile surround over Hardibacker
- Choice of 12"x12" ceramic tile over Hardibacker at secondary baths
- Nickel finish accessories at master bath and powder room
- Chrome finish accessories at secondary baths
- White pedestal sink and decorative mirror at powder per plan

DESIGNER FLOORING

- Ceramic tile choice at entry, kitchen/breakfast, all baths and utility
- Wide selection of carpet over 1/2-inch pad
- Five hours of Professional decorator assistance

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 (propane)-fired water heater
- High efficiency central gas (propane) heating
- Ridge vent, soffit vent and air hawk attic ventilation per plan
- Continuous perforated soffit ventilation per plan
- Pre-weather stripped exterior doors
- Poly seal on all base plate and wood penetrations to exterior
- Energy Efficient 9800 Series LowE366 Vinyl Windows
- Radiant barrier roof decking
- Honeywell programmable thermostat
- 80% compact fluorescent lighting
- Third party insulation inspections
- Electric washer/dryer connections (*gas/propane connections are an available option)

ENGINEERING & ADVANCED COMFORT TECHNOLOGY

- Professionally engineered/designed post-tension foundations
- Engineered subfloor I beam systems on all two-story homes
- Engineered frame 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 shut-off access
- Copper wiring with protective housing at 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 game room per plan
- Alarm wiring with contacts at first-floor doors, one control panel, one keypad, one motion detector at family, one siren, plus pre-wire with blank plates for future motion or glass break detector locations at all first-floor main rooms
- Lighted front entry doorbell
- Fluorescent lighting at garage and utility room per plan

LANDSCAPING PACKAGE

- Choice of Professionally designed landscape packages
- **Optional Fencing available per bid
- Two exterior hose bibs with anti-siphoning devices
- Gutters at front of home with two-foot returns per plan

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

08/01/2019

Homebuyer initials _____
Homebuyer initials _____

