



Pearlbrook

Cobalt Series Homes

EXTERIOR DETAILS

- Beautifully designed elevations with 6:12 roof pitches
- Brick on front and side elevations to 9' per plan
- Two story homes to include rear brick to 9' per plan
- Upgrade elevations available
- 25-year weather wood shingles
- Energy Efficient 9800 Series Vinyl Windows with LoE366 Cardinal glass
- Cementitious fiber cement siding, fascia, soffit & trim
- Insulated raised-panel fiberglass entry door
- 9100 Series Sonoma insulated steel garage door with pre-wire for automatic opener
- 3X3 broom finished concrete rear patio
- 16 foot driveway with 3 foot privacy walk to entry
- Decorative black address numbers

ELEGANT INTERIORS

- 9' ceiling heights in primary living areas and master per plan
- Square edge sheetrock corners throughout
- Raised panel interior doors with decorative casing
- Nickel finish door hardware
- Dragged Monterey texture at ceilings and walls
- Choice of one color interior with PPG paint
- Decorative wood base throughout home
- Nickel finish ceiling fan with light kit and oak-colored blades in family room
- Kichler designer light fixtures

CHEF'S KITCHEN

- Flat panel birch cabinets with 30 inch uppers
- 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
- Undermount stainless steel dual bowl sink with garbage disposal
- Chrome double lever Delta faucet
- Garbage disposal at kitchen sink

LUXURIOUS BATHS

- Round water saver commodes
- Bath cabinetry will match kitchen selection
- Cultured marble countertops with integrated square sink per plan
- Shower/tub enclosure in owner's bath
- Shower/tub enclosure in secondary bath
- Chrome bath faucets and tissue holders
- White pedestal sink and decorative mirror at powder per plan
- **Super shower option or luxury bath option available

DESIGNER FLOORING

- Choice of ceramic tile at entry, kitchen/breakfast, baths and utility
- Carpet over 3/8 inch pad
- Professional decorator assistance with one 2-hour appointment

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
- Ridge vent, soffit vent and air hawk attic ventilation per plan
- Poly seal on all base plate and wood penetrations to exterior
- Dual-pane LowE366 windows with double locks
- Radiant barrier roof decking
- Electric washer/dryer connections
- Minimum of 80% high efficiency lighting

ENGINEERING & ADVANCED COMFORT TECHNOLOGY

- Professionally engineered and designed post-tension foundations
- Engineered framing and windstorm designs
- 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 on exterior GFCI outlets
- Phone jack in kitchen
- Cable TV pre-wired in family, master and gameroom per plan
- Lighted front entry doorbell
- Windstorm certified with storm shields for all windows

LANDSCAPING PACKAGE

- Eight 5-gallon shrubs in front yard
- One 2" caliper live oak tree
- 6 foot privacy fence at rear yard with one gate
- Fully sodded front and side yards to fence
- Rain diverters at exterior doors per plan
- Two exterior hose bibs with anti-siphoning device

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

