



Orchard Ridge

Cobalt Series Homes

EXTERIOR DETAILS

- Beautifully designed elevations with 6:12 roof pitches
- Enhanced elevations with hardi siding per plan
- Upgrade elevations available with painted brick or stone per plan
- Five-foot garage bumps out for additional storage
- Upgrade elevations available
- 25-year Black Shadow shingles
- Two-tone exterior paint
- White frame windows with screens on operable windows
- Cementitious fiber cement siding, fascia, soffit & trim
- Insulated raised-panel fiberglass entry door
- 9100 series insulated steel garage door with pre-wire for automatic opener
- 16-foot driveway with 3-foot privacy walk to entry
- Decorative black address numbers

ELEGANT INTERIORS

- 9-foot 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 and ceramic tile backsplash
- Stainless steel dual bowl undermount sink
- Chrome dual lever Delta faucet
- Garbage disposal at kitchen sink

LUXURIOUS BATHS

- Round water saver commodes
- Bath cabinetry will match kitchen selection
- Cultured marble countertops with 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 bathtub/shower has 6X6 white tile over hardibacker
- Chrome bath faucets and tissue holders
- 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
- 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
- Efficient gas-fired tankless hot water heater
- Ridge vent, soffit vent and air hawk attic ventilation per plan
- Poly seal on all base plate and wood penetrations to exterior
- Energy Efficient 9800 Series LowE366 Vinyl Windows
- Electric washer/dryer connections
- Minimum of 80% high efficiency lighting

ENGINEERING & ADVANCED COMFORT TECHNOLOGY

- Professionally engineered and designed post-tension foundations
- Engineered framing 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 at exterior GFCI outlets
- Media outlet (data line & cable TV) at family room per plan
- Cable TV pre-wire at master and game room per plan
- Lighted front entry doorbell

LANDSCAPING PACKAGE

- Eight 5-gallon shrubs in front yard
- One 3" caliper street tree and one 2" caliper canopy tree at front yard with one 2" caliper canopy tree and one 2" caliper ornamental tree at rear yard; corner lots include two additional 3" caliper street trees
- Fully sodded front, side, and rear yard with automatic sprinkler system
- Two exterior hose bibs per plan with anti-siphoning device
- 6' cedar good neighbor fence with stain on both sides; color TBD

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

