CASTLEROCK COMMUNITIES

INCLUDED FEATURES

Pearlbrook

Silver 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
- 25-year 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
- Steel garage door - windstorm enhanced
- Pre-wire at garage door for future automatic door 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
  **Fireplace option available

CHEF'S KITCHEN
- High ceilings per plan
- Birch cabinets with 42 inch uppers and choice of colors
- GE slide in gas range, dishwasher, space saving external venting microwave
- Flush-mounted LED down lighting at kitchen per plan
- Wilsonart laminate kitchen countertops with ceramic tile backsplash
- Stainless steel dual bowl 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

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 water heater
- High efficiency central gas heating
- Ridge vent, soffit vent and air hawk attic ventilation per plan
- Continuous perforated soffit ventilation per plan
- Third-party insulation inspections
- 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 post-tension 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
- CPVC water distribution system with main water shut-off 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
- Security pre-wire with 3 keypad pre-wire locations, 1 motion detector pre-wire location, contacts at first-floor doors, and 3 additional motion or glass break pre-wire locations
- Lighted front entry doorbell
- Windstorm certified with storm shields for all windows

LANDSCAPING PACKAGE
- Eight 5-gallon shrubs in front yard
- Two 2" caliper oak trees
- Fully sodded front and side yards to fence
- Gutters at front of home with 2 foot returns per plan
- Two exterior hose bibbs with anti-siphoning devices
- 6 foot privacy fence at rear yard with one gate

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

The specific features in a home may vary from home to home and from one community to another. We reserve the right to substitute equipment, materials, appliances and brand names with items of equal or greater, in our sole opinion, value. The prices of our homes, included features, and available locations are subject to change without notice.