



### Lynnwood

Cobalt Series Homes

#### EXTERIOR DETAILS

- Beautifully designed elevations with 6:12 roof pitches
- Brick on front and sides to 9' per plan
- Two-story homes to include rear brick to 9' per plan
- Upgrade elevations available
- 25-year Black Shadow 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
- Custom address block

#### 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 and 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 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

- Ceramic tile choice 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 vinyl windows with double locks
- Electric washer/dryer connections
- Minimum of 80% high efficiency lighting

#### ENGINEERING & ADVANCED COMFORT TECHNOLOGY

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

#### LANDSCAPING PACKAGE

- Twelve 5-gallon shrubs in front yard
- One 2" caliper oak planted in front yard
- 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





### Lynnwood

Silver Series Homes

#### EXTERIOR DETAILS

- Beautifully designed elevations with 6:12 roof pitches
- Brick on front and sides to 9' per plan
- Two story homes to include brick rear to 9' per plan
- 25-year Black Shadow 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 handle set
- 9100 Sonoma series insulated 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
- \*\*Fireplace option available (direct vent only)

#### CHEF'S 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 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 bathtub/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 tankless water heater
- High efficiency central gas heating
- Ridge vent, soffit vent and air hawk attic ventilation per plan
- Continuous perforated soffit ventilation per plan
- On-site weather-stripped exterior doors
- Poly seal on all base plate and wood penetrations to exterior
- Dual-pane LowE366 windows with double lo
- 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
- CPVC water distribution system with main water shutoff access
- Copper wiring with protective housing on exterior GFCI outlets
- Media outlet (data line & cable TV) at family, master, study, and media room per plan
- Cable TV pre-wire at game room
- 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

#### LANDSCAPING PACKAGE

- Twelve 5-gallon shrubs in front yard
- One 2" caliper oak tree planted in front yard
- 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

