



### The Homestead

Gold Series Homes

#### EXTERIOR DETAILS

- Brick/stone/stucco front elevations per plan
- 100% Masonry per deed restrictions
- Two car side load garages
- Gray mortar included at all masonry locations
- Covered rear patio sized per plan with brick column(s)
- Dimensional 30-year weather wood shingles
- Custom address block
- Almond frame windows with screens on operable windows
- Divided light windows on front elevation
- Cementitious fiber cement fascia, soffit & trim
- Stained mahogany front door with leaded glass insert
- Nickel finish handle set at front door with decorative deadbolt
- 9100 series Wayne Dalton insulated garage door with a choice of panel styles and decorative hardware
- 16 foot driveway with 3 foot privacy walk to entry
- Iron railing on exterior balconies per plan
- Freestanding brick mailbox per address

#### ELEGANT INTERIORS

- 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 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
- Direct vent fireplace with ceramic tile surround and cedar 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
- White paddle switches throughout
- Kichler designer light fixtures

#### CHEF'S KITCHEN

- High ceilings per plan
- Birch cabinets with 42 inch uppers and choice of colors
- GE built-in stainless appliance package including gas cooktop, microwave, wall oven, external venting hood, and dishwasher
- Well-designed work space with island at kitchen per plan
- Flush-mounted LED down lighting at kitchen per plan
- Granite countertops with square edge and ceramic tile backsplash
- Stainless undermount dual bowl 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 has separate tub and shower with garden window and choice of 12x12in ceramic tile shower surround over hardibacker
- Choice of 12x12in ceramic tile over hardibacker at secondary baths
- Nickel finish accessories at master bath and powder room
- Chrome finish accessories at secondary baths

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- 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-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
- Weatherstripped 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
- 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/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 gameroom 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

#### LANDSCAPING PACKAGE

- Professionally designed landscape packages per lot size and location
- Fully sodded front, side and rear yards with full sprinkler system
- 6 foot privacy fence with one gate per community guidelines
- Two exterior hose bibbs with anti-siphoning devices
- Gutters at front, sides and rear per design

#### 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

Homebuyer initials \_\_\_\_\_

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