

# Included Features

## Interior Features:

- Rounded sheetrock wall corners at impact areas
- Eight foot tall raised panel Carrera style interior doors throughout first floor
- Schlage® Dexter Stratus door knobs in satin nickel finish
- Hand-laid ceramic tile in front entry, garage entry, kitchen, breakfast, utility room, and all baths
- Choice of four interior paint colors
- Contemporary 5 1/4" baseboards in downstairs rooms
- Modern door casings feature 4" trim with 5" headers downstairs
- 5lb. carpet pad
- Full extension drawer guides throughout the home

baths

- Site finished painted cabinets with raised height vanities (36" height) in master and full baths
- Oversized master showers with 84" high tile shower walls, shampoo shelves and semi-frameless glass with back-to-back pull handle (per plan)
- Master showers include mud pan with tile flooring
- Master bath features an oversized 5' drop in tub with tile deck and cabinet front
- Elongated commodes in all baths
- Hand-laid ceramic tile flooring in all baths
- Delta Ashlyn® chrome faucets in all baths
- Pedestal sink in downstairs powder
- 42" or 48" high mirrors in the master and full baths

## Deluxe Kitchens:

- Polished and sealed 2 CM granite countertops
- Undermount dual bowl stainless steel sink
- Hand-laid ceramic tile backsplash & flooring
- Site-finished custom cabinetry in choice of raised or flat panel doors
- Cabinets feature 42" upper height, staggered projections, crown molding, concealed hinges and full extension drawer guides
- Whirlpool stainless steel appliance package
- 30" drop in gas cooktop with sealed burners
- Built-in self-cleaning wall oven
- Built-in microwave wall oven
- 400 CFM venthood vents to the exterior with cabinet cover
- Delta Trinsic® chrome single handle pull-out faucet
- Recessed disk lighting (per plan)

## Energy Saving Features:

- R-38 blown attic insulation
- R-22 attic insulation in sloped ceilings
- R-13 exterior wall insulation in 2'x4' walls
- R-19 wall insulation in 2'x6' walls
- Tankless water heater
- 16 Seer Performance Lennox® HVAC system with a ten year parts warranty
- Radiant barrier roof decking to reduce attic temperatures and heat transfer
- State-of-the-art PEX engineered plumbing system
- Low profile roof venting
- Architectural shingles with limited lifetime warranty
- Foam sealant used throughout the home to reduce air infiltration
- Low-E double pane insulated vinyl windows with divided lights on front elevation

## Luxurious Bathrooms:

- Polished and sealed 2 CM granite countertops with undermount sinks in master bath and all full

*(R-value means resistance to heat flow. The higher the R-value, the greater the insulating power.)*

*Many other options to choose from. Please see your  
Community Sales Manager for additional information.*



# Included Features

## Exterior Features:

- Hand-laid brick front porch (per plan)
- Salt-finished lead walk
- Eight foot tall painted fiberclassic entry door
- American made kiln fired clay brick (per plan)
- Stone accent elevations include buff mortar at stone areas (per plan)
- Cedar accents (per elevation)
- Schlage® Barcelona handleset in oil rubbed bronze
- HardiePlank® cementitious siding trim with 30 year manufacturer's warranty
- Low-E double pane insulated vinyl windows with divided lights on front elevation
- Tilt-out sash windows allow cleaning with ease (per plan)
- Insulated steel carriage style garage doors
- Garage door opener with two remotes
- Garage interior walls are textured and painted
- Two outside hose bibs (per plan)
- Full light patio or sliding door (per plan)
- Covered patios (per plan)
- 3 car garage (per plan)
- Fully sodded yards with front landscape package
- Fully zoned sprinkler system with programmable timer and rain/freeze sensor
- Seamless gutters and downspouts
- Cast stone address block or address plaque (per plan)
- 6' tall stained board-to-board rear fence with metal posts and gate
- 5' ornamental metal fence adjacent to common areas, streets, and open space (lot specific)
- Coach lighting (per plan)

## Optional Features to Personalize Your Home:

- Additional phone and television pre-wiring
- Floor covering upgrades
- Cabinet upgrades
- Appliance upgrades

- Flex space options
- Painted brick
- Optional stone elevations include buff mortar at stone areas
- Optional study includes 8' pine french doors and ceiling fan
- Fireplace and iron baluster options

## Quality Construction Features:

- Ten year transferable new home warranty administered by StrucSure Home Warranty for your peace of mind
- Each home is structurally engineered and seal-stamped by a third party engineering firm
- Vapor barrier under all concrete floors
- Quality kiln dried lumber throughout
- On-site construction, featuring engineered studs 16" on center (per plan)
- Engineered post-tension slab foundation
- AdvanTech® engineered 3/4" subfloor on two-story home plans
- Boracare termite treatment on base plates
- Zip Wall® system provides a moisture barrier and additional structural support
- TAEXX® inside the walls pest defense system

## Electrical:

- Recessed disk lighting in kitchen, utility, bedrooms, garage, covered patios, master closets, game rooms, media rooms, flex rooms, bathrooms, walk-in closets, and entry foyer
- 3 combo phone/cable outlets, 1 voice module, 1 video module, and 1 media outlet
- Ceiling fan in family
- Wi-Fi thermostat with smart phone access
- Covered patios, game rooms, and bedrooms are blocked and wired for ceiling fans
- Media rooms include 7.1 surround sound pre-wire and conduit for projector
- Ceiling fan control switch in the family room

