

# Included Features

## Interior Features:

- 8' tall Carrera raised panel doors downstairs (per plan)
- Rounded sheetrock wall corners throughout home
- Iron stairway balusters in black (per plan)
- Substantial boxed newel posts at stairway
- Oak starter step
- Designer satin nickel lighting fixtures in dining room and nook
- Ceramic tile flooring in front entry, garage entry, kitchen, breakfast, utility and all baths
- Deluxe trim package includes 1" x 4" door casing, with a 5" header, and 5 1/4" base molding in downstairs rooms and hallways
- 5 lb. carpet pad
- Upper cabinet in utility room
- Full extension drawer guides throughout the home

## Deluxe Kitchens:

- Polished and sealed 2 cm granite countertops
- Undermount dual bowl stainless steel sink
- Hand-laid ceramic tile backsplash
- Custom site-finished cabinetry with choice of raised or flat panel doors, 42" upper cabinets, staggered projections, crown molding, concealed hinges and full extension drawer guides (per plan)
- Whirlpool stainless steel appliance package
- 36" drop in gas cooktop with sealed burners
- Built-in wall microwave oven
- Built-in self-cleaning wall oven
- Mantle style custom wood ventahood cover
- 400 CFM ventahood blower, vented to the exterior
- Disk lighting (per plan)
- Delta Trinsic® chrome single lever pull-out faucet

## Luxurious Bathrooms:

- Polished and sealed 2 cm granite countertops with undermount sinks in owner's bath and full baths
- Raised height vanities (36" height) in owner's and full baths
- Owner's bath features a framed mirror and full baths feature a 42" high mirror
- Delta Ashlyn® chrome faucets in all baths, 8" spread in owner's
- Semi-frameless glass enclosed owner's shower with back-to-back pull-handle (per plan)
- Owner's bath features drop-in soaker tub with tile decking and cabinet front
- Elongated commodes in all baths
- Vented exhaust fans in all bathrooms
- Hand-laid ceramic tile flooring in all baths
- Pedestal sink in the powder room
- Owner's showers feature a mud pan with tile flooring

## Quality Construction Features:

- Pre-construction and pre-closing orientations with your Community Construction Manager
- 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
- Quality kiln dried lumber throughout
- On-site construction, featuring engineered studs 16" on center (per plan)
- Engineered post-tension slab foundation
- AdvanTech® engineered floor system 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

*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 finish lead walk and driveway
- 8' tall painted entry door
- Schlage® Barcelona handleset
- American made kiln fired clay brick
- HardiePlank® cementitious siding trim and vented soffit
- Cast stone address block
- Low-E Double pane insulated vinyl windows with divided lights on front elevation
- Insulated steel carriage style garage doors
- Garage door opener with two remotes
- Fully zoned sprinkler system with programmable timer and rain/freeze sensor
- Seamless full gutters and downspouts with baked on enamel finish
- 6' stained cedar board-to-board with metal posts and gate
- Corner lots include board on board fencing with wood cap rail on the public side
- Wrought iron fencing adjacent to green belt areas (per lot)
- Covered patios (per plan)
- Two frost-proof hose bibs
- Coach lights (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
- Lennox® 16 Seer Performance 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
- Zip Wall® system

- Polyseal base plates at rough openings
- Dimensional roof shingles with limited lifetime warranty
- Foam sealant used throughout the home to reduce air infiltration
- Insulated garage door

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

## Optional Features to Personalize Your Home:

- Additional phone and television pre-wiring
- Floor covering upgrades
- Cabinet upgrades
- Appliance upgrades
- Faucet and lighting upgrades
- Painted brick
- Fireplaces
- Study option includes 8' pine study door(s) and ceiling fan
- Stone elevations include buff mortar at stone areas

## Electrical:

- Wi-Fi thermostat(s) with Smart phone access
- All bedrooms, hobby, game rooms, and covered patios are blocked and wired for ceiling fans (per plan)
- Ceiling fans in family room
- Fan speed control switch in family room
- Rocker light switches
- Structured wire panel with 3 media outlets, 1 network switch, 1 voice module, and 1 video module
- 7.1 Surround Sound pre-wire in media rooms
- Disk lighting in kitchen, utility, garage, bedrooms, hobby, flex, game room, walk-in closets, and covered patios (per plan)

