

# Included Features

## Interior Features:

- 8' divided light French doors in study (per plan)
- 8' tall Carrera raised panel doors downstairs (per plan)
- Rounded sheetrock wall corners throughout home
- Substantial boxed newel posts at stairway
- Oak starter step
- Designer satin nickel finish lighting fixtures and door knobs
- Security system with keypad and motion detector
- Ceramic tile flooring in front entry, garage entry, kitchen, breakfast, utility and baths
- Deluxe trim package includes 1"x 4" door casing with 6" headers and 5 1/4" base molding throughout the first floor
- 5 lb. carpet pad
- Sherwin Williams paint with four wall color and four wall trim color choices
- Seasonal closet rods in the master closet (per plan)

## 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)
- Stainless steel appliance package
- 30" drop-in gas cooktop with sealed burners
- Built-in wall microwave oven
- Built-in self-cleaning wall oven
- Ventahood CFM blower, vented to the exterior with cabinet cover
- 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 master bath and full baths

- Raised height vanities (36" height) in master and full baths with choice of raised or flat panel doors
- Delta Ashlyn® chrome faucets in all baths
- Oversized 5' drop in master tub with cabinet surround
- Master showers located downstairs feature a mud pan with tile flooring, master showers located upstairs feature a cultured marble shower pan (per plan)
- Semi-frameless glass enclosed master shower with back-to-back pull-handle (per plan)
- Elongated commodes in all baths
- Framed mirrors in the master bath and powder
- Vented exhaust fans in all bathrooms
- Hand-laid ceramic tile flooring in all baths
- Pedestal sink in the powder room

## 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
- Vapor barrier under all foundation
- Quality kiln dried lumber throughout
- On site construction, featuring engineered studs 16" on center (per plan)
- AdvanTech® Engineered post-tension slab foundation
- 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



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## Exterior Features:

- Salt finish driveways and leadwalks
- Hand-laid brick front porch (per plan)
- 8' tall entry door with choice of paint or stain
- Schlage® Barcelona handleset
- American made kiln fired clay brick
- HardiePlank® cementitious siding trim
- Cast stone address block
- 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 with carriage hardware
- 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 capped privacy fence with metal posts and gate
- Coach lights (per plan)
- Covered patios (per plan)
- Two frost proof hose bibs

## Energy Saving Features:

- R-38 blown attic insulation
- R-22 attic insulation in sloped ceilings
- R-15 exterior wall insulation in 2'x4' walls
- R-19 wall insulation in 2'x6' walls
- Tankless water heater
- 16 Seer Performance HVAC system with a ten year parts warranty
- Radiant barrier roof decking

- State-of-the-art PEX engineered plumbing system
- Dimensional roof shingles with limited lifetime warranty
- Foam sealant used throughout the home to reduce air infiltration
- Low-E windows double pane insulated vinyl windows with tilt-out sash for easy cleaning

*(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
- Optional fireplaces, iron baluster, and master bath options
- Optional stone elevations include buff mortar at stone areas

## Electrical:

- Wi-Fi thermostat(s) with Smart phone access
- Security system with keypad, exterior door contacts, motion detector and attic siren
- Ceiling fans in master, family, game room and study
- Secondary bedrooms are blocked and wired for ceiling fans (per plan)
- Fan speed control switch in family room
- Rocker light switches throughout the home
- Three TV, two phone, and one TV/phone outlet

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

