

YOUR STEPHEN ALEXANDER HOME IS DESIGNED WITH YOU IN MIND. AT STEPHEN ALEXANDER HOMES & NEIGHBORHOODS, WE HAVE ALWAYS BELIEVED THAT A FAMILY'S HOME SHOULD BE UNIQUE AND A TRUE REFLECTION OF THEIR LIFESTYLE. OUR DESIGN CONSULTANT CAN SHOW YOU HOW TO BUILD COLOR SCHEMES AROUND YOUR INCLUDED INTERIOR FINISHES AND MATERIALS AND HOW TO USE INTERIOR LIGHTING TO ACCENT YOUR HOMES' ARCHITECTURE.



## COTTAGE INCLUDED FEATURES





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Fiberglass front door systems - door styles and sizes vary by plan. No rot jambs on all exterior doors to ensure a long life

Front loading insulated carriage house garage doors with decorative hardware (Garage service doors are available see sales associate for details)

Exterior lighting by Progress Lighting - Design varies per plan

Exterior outlets front and rear - additional outlets are available (See sales associate for details)

Professionally landscaped tree and shrub package - includes sod in front yard to the front corners of the house, backyard is graded and seeded

Driveway and walkway are composed of broom finish concrete and up to 1500 sqft is included - design varies per plan and by lot conditions

10' x 10' broom finish concrete patio at rear exit

Warm, richly appointed turn of the century Classical Architecture styles such as Colonial Revival, Arts & Crafts, & Coastal Victorian with a solid raised foundation

Weathermate Plus house wrap, LP Smart Siding Composite Hardboard siding with metal wrapped fascia, synthetic freeze boards, and corner trim finished with Sherwin Williams Durations exterior coating which includes a 3-2-lifetime warranty available in over 30 historic colors. Vinyl porch ceilings and soffits. Front facing windows include appropriately styled trim detail.

30 year architectural shingles in a variety of colors and main roof uses ridge vent for best ventilation and appearance.

## EXTERIOR DESIGN FEATURES CREATE UNIQUE CURB APPEAL



# KITCHEN DESIGN

Custom Merillat Collins Birch cabinets featuring stained finishes with hidden hinges and 42" upper cabinets with included crown molding on upper cabinets (Upgraded cabinets with painted finishes are available - see sales representative for pricing)

Client's choice of many different cabinet knobs and pulls

Cabinet design includes large island with built in table area and custom built legs with shiplap detail, bronze level granite countertops, and an undermount stainless steel deep sink with Delta Linden single handle faucet

Our cottage kitchen appliance package includes a GE glass top electric range, microwave hood, dishwasher and garbage disposal\* (\*Not available with septic system)

Recessed can lighting surrounding the island and hanging pendants over the island from our Progress Lighting Collection

## THE KITCHEN IS THE CENTER OF THE HOME



Client's choice of numerous designer selected included base wall/ceiling colors in a flat finish with a low sheen finish in bathrooms and kitchens. All trim is a white semi-gloss (additional rooms of custom color are available - ask your sales representative for pricing)

2 hour on-site design consultation with our award winning interior designer. She will help you coordinate all of your selections and can be retained to go further helping you select new furniture and drapes or designing a whole new look for your new home.



10' ceilings downstairs and 9' ceilings upstairs with custom cathedral ceilings in master bedroom and bath as plan allows

Smooth finished drywall throughout house. Drywall wrapped windows include sill and apron trim detail (windows directly adjacent to built-ins will be cased as part of the built-in price. Additional cased windows are available, ask your sales representative for pricing)

Smooth 2 panel interior doors with historic turn of the century trim with 1x4 legs and 5/4x6 square cut headers. Drywall wrapped openings leading from room to room.

Schlage door hardware in customer's choice of polished chrome or brushed nickel finished

Shiplap wall detail with drywall cased windows on rear wall of keeping room or rear dining room (varies per plan - ask your sales representative for details)

# INTERIOR DESIGN FEATURES

1"x10" square cut ceiling molding is included in the foyer, gallery, dining room, kitchen, family room and breakfast room/keeping room (additional rooms of molding are available, ask your sales representative for pricing)

1"x6" square cut base molding throughout house

Hardwood flooring is included in the foyer, gallery, dining room, kitchen, family room and breakfast room/keeping room, (Included flooring layout varies per plan)

Level 1 pile carpet with 6lb rebond pad in family room, upper hallway, bedrooms and carpet runner up the steps with turn-of-the-century painted stair ends

Stair detail includes turn-of-the-century box newel posts with painted caps and rail with square pickets (Oak stained and finished wood steps are available - ask your sales representative for pricing)

Custom painted wood shelving in master closet. Wire ventilated shelving in secondary closets, pantry, linen closet, and laundry room



We want to feel like we  
are at a spa...

Master bath vanities include mirrors with a custom trim header and lighting mounted on trim header

Large soaking tub with a ceramic tile surround included in most master baths and separate easy clean fiberglass shower with glass door (some plans do not include tub, see sales representative for details)

Stephen Alexander includes Delta chrome faucets in all bathrooms (other options are available see your sales representatives for details)

## BATHROOM FEATURES

Custom Merillat Collins Birch cabinets featuring stained finishes (Upgraded cabinets with painted finishes are available - see sales representative for pricing)

Solid surface tops in full baths, pedestal sink in downstairs powder room, and elongated toilets in all baths (granite tops with undermount cast iron sinks also available - ask your sales representative for pricing)

Dal-Tile ceramic floor group 1 on master bathroom floor and matching ceramic fireplace surround in family room. Vinyl flooring is included in all other bathrooms and laundry room.

Second floor laundry rooms include floor drain



# ELECTRICAL AND HVAC FEATURES



Stephen Alexander includes custom interior lighting from Progress Lighting - see our catalog for included families. We also include pendant lighting over the kitchen island, recessed can lighting in the kitchen and surface mount LED lighting over every shower and bathtub (lighting family upgrades are available - see your sales representative for pricing)

Fans with light kits are included in the family room and master bedroom. All other bedrooms will include a close to ceiling light fixture

Client's choice of a 48" Linear LED fireplace or a direct vent gas fireplace with a ceramic tile surround and classically inspired mantle in the family room

50 gallon natural gas/propane water heater is included - tankless water heater is available (see sales representative for pricing)

Stephen Alexander knows that interior climate comfort and efficiency are of the utmost importance as is reliability. That is why we heat and cool our homes with Lennox single zone HVAC systems (some plans because of size may be 2 zone)

With our Lennox HVAC system, we include a programmable thermostat to allow for maximum control and comfort in your home

In the digital age, we have committed to a system that allows you to be ready for the future. We include a structured wiring package for all of your digital needs: 1 phone, 1 data for your whole house wireless network, and 4 cable drops at the location of your choice are included. Every line is a home run back to a central panel that is the source of distribution for all content.

All homes include 200 amp service

## MONEY SAVING & GREEN FEATURES

The attic in a home is a significant factor in a home's efficiency. Stephen Alexander is proud to include Tech-Shield by LP. Tech-Shield is a radiant barrier sheathing designed to block up to 97% of the sun's radiation and can reduce the temperature of your attic allowing your Lennox HVAC system to heat and cool your home in the most efficient manner possible.

Stephen Alexander also includes advanced framing techniques to further increase the efficiencies of the structural envelope. Our homes out perform the average resale home.



## PEACE OF MIND COMFORTS

Regionally recognized award-winning builder and developer  
Winner of over 50 awards for excellence in design and craftsmanship

Builder of the St. Jude Children's Research Hospital Dream Home for 7 years raising over \$9,000,000.00 to fight childhood cancer

Renewable termite service

Complete customer service and warranty program