

## Features Sheet

### Standard Features

- Fully Customizable Floor Plans
- 9' First Floor Ceilings
- Painted 2-Panel "Classique" Style Doors
- Hardwood floors in the Kitchen/Breakfast Room, and Entry Foyer
- Painted 2 1/4" Casing and 3 1/4" Base Molding
- All Bedrooms have Ceiling Lights
- Moen (or equal) Plumbing Fixtures
- Wire Shelving in Closets and Pantry
- Kwikset Interior Door Hardware
- Wood Stair Rail Painted or Stained
- Grilles in Front Windows
- 36" **Heatilator** Prefab Fireplace
- \$1,000 Lighting Allowance

### Construction Features

- Engineered TJI Floor System
- Vinyl Siding
- Professional Termite Treatment
- 3/4" Edge Guard Gold Subfloor Glued and Screwed
- Drywall Perimeter Nailed and Field Screwed
- 2x4 Wall Framing Members 16" on Center
- Painted Windowsills with Apron

## Kitchen

- 42" Wood Cabinetry
- Whirlpool (or equal) Stainless Steel Appliances
- Marble Kitchen Countertops
- Large Kitchen Island (per plan)
- Walk-in Pantry (per plan)
- Moen (or equal) Kitchen Sink Faucet with Spray
- InsinkErator 1/3 hp Garbage Disposal
- Ice Maker Water Line with Shut-off Valve

## Master Bedroom En Suite

- 42" Full Length Plate Glass Mirrors Over Vanities
- Cultured Marble Vanity Tops with Integrated Bowls
- Separate Tub and Shower (per plan)
- Picture Window Over Luxurious Master Tub (per plan)
- Moen (or equal) Plumbing Fixtures with Anti-scald Valves

## Stunning Exterior Features

- 3 car Side Entry Garage with Steel Garage Doors and Operators
- Prefinished Enclosed Soffit and Fascia
- Splash Blocks at Downspouts
- Perimeter Drain System with Sump Pit and Pump
- Owens Corning "Oakridge" Limited Lifetime Warranty Architectural shingles (or equal)
- Beautiful Brick and Stone Front Elevations
- 10'x12' Concrete Patio
- Concrete Driveway and Turnaround Pad
- Fully Sodded Yard to Undisturbed Areas

## Energy Saving package

- Therma-Tru Insulated Fiberglass Front Door with Integrated Sidelights (per plan)
- Zip Wall Energy Saving Wall System
- R-13 Batt Wall Insulation with R-38 Ceiling Insulation
- Carrier Energy Efficient Gas Furnace and 13 SEER Central Air Conditioning
- Low-E Silverline Windows
- Programmable Thermostat
- 50 gallon Gas Water Heater

## Quality Assurance

- 10 Year Centricity Third Party Comprehensive Homeowner's Warranty
- Pre-Construction and Pre-Closing Review

## Mechanical Features

- Two Frost Free Exterior Faucets
- Two GFI Exterior Weatherproof Electrical Outlets
- 200 Amp Electrical Service
- 6 Total Media Jacks
- 220-volt Electrical Hookup for Dryer
- Smoke and CO2 Detectors (per code)