

# STANDARD FEATURES



## KITCHEN/DINING

Custom European Cabinetry  
Granite or Quartz Countertops Throughout Home  
Stainless Steel Deep Bowl Undermount Sink  
Delta Pull-Out Faucet with Soap Dispenser  
Full Tile Backsplash  
Engineered Hardwood Flooring  
Elite Stainless Appliance Package Including -  
36" Gas Cooktop with Designer Hood Above Built-in  
Convection M/W Over Built-in Oven  
Noiseless Dishwasher  
Cabinet Depth French Door Refrigerator

## HOME

8' Tall ThermaTru Entry Door With Sidelight(s) - (paint grade)  
Hand Drywall Texture Throughout  
9' Tall Main Floor Walls  
Built-in Direct Vent Gas Fireplaces with Stone or Tile Surrounds  
8# Carpet Pad Throughout  
Ceramic Tile or Engineered Hardwood @ Foyer  
Decora' Paddle Light Switches  
Integrated Smoke/Carbon Monoxide Detectors  
Open Painted Stair Railings with Designer Metal Spindles  
Custom Oversized Painted Case and Base  
8' Paint Grade Solid Core Interior Doors (main areas)  
White Ceilings and Owner Selected Wall Paint Color  
B. Nickel or Antique Bronze Hardware (Buyer's Choice)  
Great Room Ceiling Fan with Light  
30 Year Dimensional Roof Shingles  
Switched Holiday Outlets  
Backlit' Mirrors in Powder Bath's  
Designer Barn Door

## OUR ENERGY EFFICIENT ATTRIBUTES

High Efficiency Gas Forced Air Furnaces  
13 Seer Central Air Conditioning  
Programable Thermostats  
Insulation "R" Values: R49 Main Attic, R19 Interior Walls,  
R11 Basement, R13 Garage Walls, R19 Garage Attic  
'On Demand' Gas Water Heaters  
Double Pane Vinyl Windows with Low 'E' Glazing

## SMART HOME TECHNOLOGY

Options Available

## MASTER SUITE

Coffered Interior Ceilings (per plan)  
Oversized Walk-in Closets with Custom Wood Shelving  
Ceiling Fan with Light / Phone & TV Outlets  
All Tile Walk-in Showers with Comfort Seats & Shampoo Ledges  
Kitchen Height Vanities with Undermount Sinks  
Designer Soaking Tubs (per plan)  
Ceramic Tile Floors  
Elongated Comfort Height Toilets

## BEDROOMS/BATHS

Large Walk-In or Standard Closets with Custom Shelving  
GFI Safety Outlets / Phone & TV Outlets  
Kitchen Height Vanities with Undermount Sinks  
Tile Tub or Tub/Shower Surrounds  
Ceramic Tile Floors  
Private Baths Ensuite

## GARAGE/BASEMENT

9' Tall Foundation Walls  
3 or 4 Basement Egress Windows (per plan)  
3 Car Extra Deep Insulated & Sheetrocked Garages  
Insulated Garage Doors with Openers  
Garage Service Doors  
Rough-in for Future Basement Bath  
Rough-in for Future Basement Wet Bar  
Passive Radon System  
Perimeter Drain to Sump Pit or Daylighted  
150A Electrical Service  
Gas line to Patio BBQ & Garage for Future Heater  
2 Self Draining Frost Free Hose Bibs  
Hot/Cold Hose Bib in Garage

## OUR SUPERIOR CONSTRUCTION ATTRIBUTES

Site Specific Certified Engineered Foundation Designs  
2x6 @ 16" O.C. Exterior Wall Construction  
Steel Reinforced Foundations  
OSB Panel Exterior Wall Sheathing  
Engineered 'I Joist' Floor Systems with 3/4" T&G Subfloor Tyvek  
Housewrap Covered by Smartlap Exterior Siding  
Engineered Roof Truss System  
Deadbolt Locks @ all Exterior

LANDSCAPE ALLOWANCE UP TO \$30,000 BASED ON LOT SIZE.



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