

## **Included Standard Features**

### **Exterior Features**

- Award winning plans and elevations featuring designs and options to suit your lifestyle
- Dependable U.S. manufactured masonry on one side, balance low-maintenance fiber siding (per plan)
- Quality exterior Sherwin-Williams paint
- Durable Smooth Star 6-panel front door
- Kwikset Tylo satin nickel knob and deadbolt
- Glass half-lite metal rear door to optimize natural lighting
- LoE PP3 insulated windows with white frames, divided lite pattern on front of home (per elevation)
- Superior grade renewable forest fascia and trim for long-lasting beauty
- Generous front yard landscaping package:
  - Designed per plan and lot location
  - Mix of mature varieties
  - Full front and rear Bermuda sod
- 6' privacy fence with 1 gate for convenience (cedar front, rear and sides); set back to enhance curb appeal
- Tamko 3-tab weathered wood color roof shingles with 20-year warranty
- Casi Stone address plate
- Two outdoor weatherproof electrical outlets
- Covered patio per plan
- Two convenient hose bibs (front and back)
- Front doorbell
- Wayne Dalton non-insulated 2 bay garage door with (1) additional outlet for garage door opener

### **Interior Features**

- 2" Faux wood blinds – white (except arches or hard to reach areas)
- Spacious 8' ceilings. Sloped to 9' at kitchen, living and master
- Ceramic tile flooring throughout all wet areas and entry
- Quality Sherwin Williams paint
- No-paint door hinges to ensure trouble-free operation and lasting beauty
- Monterrey drag texture on walls and ceilings
- Elegantly subtle rounded sheetrock corners in all traffic areas
- Artful display niches and shelving per plan
- Quality wood shelving in utility, closets, and kitchen pantry
- ½-wall at stair areas and loft to maintain open, spacious feeling
- 2 1/8" paint grade colonial trim
- Moen Chateau 2 handle lever style chrome fixture and matching accessories at all baths
- 30" Steel tub/shower combo with 6"x6" ceramic tile surround at secondary baths
- Stained flat panel birch cabinets at kitchen and baths with hidden hinges
- Laminate vanity top with 3 ¾" backsplash and steel bowl at all baths
- White switch plates and coordinating plugs
- 3/8" FHA rebond carpet pad
- Shaw quality carpet selections
- Cheyenne interior doors

- Embossed door at AC closet, flat if located in garage
- Kwikset Tylo satin nickel interior door hardware for quality and dependability
- Brushed nickel light fixtures throughout
- Block and brace for ceiling fans in master bedroom and main living area
- (1) phone and (2) cable outlets

### **Kitchen Features**

- Flat panel birch cabinets, 30" upper cabinets with molding applied for finished look
- Recessed can lights in kitchen
- Ceramic tile flooring
- Granite tile countertop with tile backsplash
- GE black appliances
  - Electric Range
  - Dishwasher
  - OTR Microwave
  - Refrigerator with top freezer and icemaker, single lever box
- 1/3 h.p. garbage disposal
- Ice maker connection
- Undermount stainless steel sink with Moen single lever faucet with sprayer
- Convenient electrical outlets with ground fault protection for safety

### **Master Bedroom and Bath Features**

- Thoughtful design accounting for furniture placement and traffic flow
- Spacious walk-in closet
- Wilsonart laminate vanity top with enamel steel bowls
- Moen Chateau 2 handle lever style chrome fixture with matching accessories
- Flat panel birch cabinets

- Generous mirror area and wall-mounted light fixture for improved lighting
- Full spectrum lighting in closet to maximize visibility
- 36" Acrylic tub and skirt with tile tub splash, separate acrylic shower pan with tile surrounded
- Linen closet per plan with ample shelving

### **Energy Efficiency**

- High efficient Carrier 14 SEER electric heat pump (tonnage based on plan)
- Honeywall programmable thermostat
- Extra-insulated R-6 ductwork sealed with mastic to ensure maximum efficiency
- Green or Red Thermo-ply (as specified by engineer) sheathing behind all exterior masonry to control moisture penetration and add R-value
- Airhawk roof ventilation (as required)
- A.O. Smith minimum 50-gallon rapid recovery electric water heater
- Polyseal around base plates, doors and windows to prohibit air infiltration
- LoE PP3 double-pane windows for UV protection
- R-30 blown insulation in ceilings
- R-13 unfaced batt insulation in exterior walls
- R-13 with air barrier in wall between attic space and adjacent living area to ensure comfort
- R-19 insulation at sloped ceilings
- Low-flow 1.6 Gallon per flush toilet in all baths
- Low-flow 2.0 gallon per minute showerhead in all full baths



## **Personalization Options**

- Personal consultation with professional interior decorator in our spacious home design center
- All plans offer flex options to best suit the needs of your family

## **Safety Features**

- GFCI outlets provided for protection from accidental shock near wet areas
- Hard wired BRK smoke detectors/carbon monoxide detectors with battery backup

## **Warranty and Construction Features**

- 10-year Limited Home Builder's Warranty
- Third-party inspections for quality assurance
- Warranty manual with contact information and 24-hour emergency service numbers
- Scheduled walk with your superintendent during construction of your home
- New home orientation to understand your home's features and care
- Engineered wall panel and truss system
- Uponor water supply system
- Individually engineered foundation
- Copper wiring with aluminum subfeeds
- Fire rated 5/8" sheetrock on all ceilings
- Convenient attic stairs per plan
- Taexx built in pest control system works by utilizing a network of 1/8" diameter perforated distribution lines throughout designed walls inside the home and can be serviced from a port on the exterior of the home

