

Exterior features

Stone/ hardi board/hardi shake exterior finish
 Architect drawn custom home plan
 Double pane low-ε windows
 Carriage style garage doors with electric openers
 Seamless aluminum gutters and downspouts 6" wide
 Superior walls foundation system w/ 15 year no leak guarantee
 Architectural fiberglass roofing shingles with 30 year warranty
 Weatherproof electrical outlet at front and rear entries
 Professionally installed house wrap.
 Professionally landscaped with sodded front and rear lawn
 Underground irrigation system (4 zone) exterior water faucet (2)
 Exterior lights at front door, garage doors, deck, and rear basement entry
 Concrete driveway and front walkway
 Intercom/door chime at front entry
 Concrete patio & custom slate deck with iron balusters
 Sentricon termite elimination system
 Concrete walk from sidewalk to front entry

Interior features

10 and 12 foot ceilings on first floor (per plan)
 Dead bolts on all exterior doors
 Red oak #1 hardwood floors on main level and common areas on second level
 Fireplace with gas starter and custom designed mantel in family room
 Fireplace with gas starter and custom designed mantel in master br
 Smoke detectors in each floor
 Oak and wrought iron staircase railing
 Eight (8) foot doors on main level
 Fireplace with architectural trim detail and brick or stone accents (per plan)
 Smooth ceilings throughout with coffered, vaulted, and tray areas. (per plan)
 Built in entertainment center or bookshelves (per plan)
 Cultured marble vanity tops in secondary baths
 Engineered floor truss system
 23-32 Avantec plywood sub flooring (glued, nailed & screwed)
 Secondary bedroom ceiling lights
 Ceiling fan in every bedroom
 Trey ceiling in every bedroom
 Ceiling fan in family room and master
 Wall-to-wall stain-resistant carpeting with rebond pad on 2nd floor
 Red oak stair railing
 Garage primed & painted
 Designer lighting package
 Three piece crown molding
 Howe casing and 12" base with base cap on main level
 Special ceiling and specialty trim upgrades in dining room
 Ceramic tile on floor of wet areas second floor.

Electric

Lighting allowance \$7.500
 White rocker switches
 5 smoke detectors
 9 television jacks
 9 phone jacks
 4 data jacks
 1 disposal
 26 recessed can lights on the main floor
 5 gfi 's
 Four (4) flood lights
 Exterior plug on front, deck and patio
 Prewire for security
 Ceiling fans in every bedroom
 Internet/computer networking pre-wiring in master bedroom and kitchen

Water heater features

2 50 gallon hot water heaters

Home electronics

Alarm system with touch pad and all first floor openings protected (per plan)
 Cat v prewired for phone in all rooms
 Tv port connection in kitchen
 pre-wired for surround sound system

Gourmet kitchen details

Custom cabinets in kitchen and master
 Kitchen aide stainless appliance package including sharp microwave drawer.
 Custom butlers pantry with wine cooler (per plan)
 Ice maker connection at refrigerator
 Double stainless under mount sink with orb faucet/sprayer
 Granite countertops in kitchen and butlers pantry
 Prep sink in kitchen island or butlers pantry (per plan)
 Garbage disposal
 Pot filler over cooktop.
 Under cabinet lighting
 Elegant tile backsplash
 Oil rubbed bronze faucets and fixtures
 Large walk-in pantry with food organizer
 Breakfast area with large window & access to deck
 Kitchen island with granite counter top & extra storage space
 Custom cabinet features ie: spice racks, pullout storage, pull out shelves.

Master bathroom features

Custom designed shower with orb shower head, body sprays and orb enclosure accents (per plan)
 Large 18"x18 ceramic tile
 Raised level vanity for him and her vanity top have knee space
 Jacuzzi nova 60x42 oval whirlpool tub
 2 under mount lavatory bowls
 Granite vanity tops
 Whirlpool tub with air switch
 Oil rubbed bronze faucets and fixtures

Plumbing features

All water supply lines under fixtures have cutoffs
 Emergency water cut-off
 Built in utility sink in laundry room
 Built in cabinets above washer/dryer
 Basement stubbed for full bath (per plan)
 Two outdoor spigots
 Two 50 gallon hot water heaters
 Exhaust fans in all bathrooms
 All bathrooms have tile floor (except powder room)

Powder room features

Custom furniture piece for vanity in half bath
 Elongated commode in powder room

Landscaping features

Sod front and side, with sprinkler system
 Professionally designed landscaping plan

Customer service

Manufacturer's warranties for appliances, fixtures, etc.
 2-10 warranty including homeowner information & warranties book (at no additional cost to buyer)

Laundry room features

Auto washer receptacle box and auto washer central drain
 Cabinets above washer /dryer
 1 laundry tub faucet chrome
 1 laundry tub cabinet style

Hvac system

Trane high efficient zoned system

Insulation

R-30 blown cellulose insulation to the attic area
 R-30 kraft faced batt insulation under plywood.
 R-13 kraft faced batt insulation to the exterior walls.
 R-13 kraft faced batt insulation to the blockers and bands
 Ridge and turtle back vents - to ensure attic ventilation.
 Air infiltration package
 LP tech shield roof decking (designed to keep attic area cooler)

