



STANDARD FEATURES

EXTERIOR CONSTRUCTION

Covered entry
Rear Covered Porch - Optional Patio Below
Two-car garage with opener installed
3-Sides Brick with Brick Water table on rear elevation
James Hardie™ Smooth Siding-rear, gables, dormers & bay windows
30 Year Owens Corning CertainTeed Architectural Shingles
Professionally landscaped yards w/sod on 4 sides
Shutters (per plan)

ENERGY SAVING FEATURES

Low E maintenance free vinyl white color windows
Insulations: R-38 ceiling, R-13 walls
Rheem 16.0 Seer Heat Pump
Honeywell Smart Thermostats
Water conserving elongated toilets
Recirculating 55 gallon hot water heater

BATHROOM DETAILS

Moen™ satin nickel fixtures - upgrade to black or brass
Tile flooring and tile shower surround in primary bath
Satin nickel framed shower glass enclosure in primary and basement bath - Upgrade to Frameless, Brass or Black Available
Optional Super Shower in lieu of soaking tub includes dual shower heads, upgraded to frameless shower doors & linen closet
5' rectangular soaking tub in primary bath with level 1 tile surround
Fiberglass tub/shower—3rd level hall bath
Fiberglass shower basement bath
1.5cm Engineered Quartz vanity tops in full baths w/square sinks
Pedestal sink in half bath

ELECTRICAL FEATURES

200 AMP main panel box
Satin nickel lighting package
Smart tube above Linear Fireplace
Ceiling fan w/light kit in primary, great rm & covered porch
Pre-wired for ceiling fans in all secondary bedrooms
RG6 Cable in Great Room & Primary Suite
CAT6 Structured wiring

NEIGHBORHOOD AMENITIES

Gated Entrance, Underground Utilities & Sidewalks
Community Kiosk with secured mailboxes

INTERIOR APPOINTMENTS

Smooth 9' ceilings on all 3 levels
Linear Electric Fireplace
Optional built-in bookcases
Upgrade to black or brass available for lighting & hardware

GOURMET KITCHENS

Woodmont 36" cabinets w/4" crown molding & soft close drawers
Engineered Quartz Counter Tops
Single bowl under mount stainless steel sink or optional composite sink with garbage disposal
Moen™ Pull-down faucet with sprayer
Ceramic tile backsplash in an assortment of styles and colors
Stainless steel GE appliances including electric range, stainless vented out vent hood, microwave and hidden control dishwasher.
Optional Upgrade Available to GE Profile or GE Cafe Appliances
7.5ft gourmet islands w/breakfast bars
Butler's Pantry w/Floating Shelves & Walk-in Pantry
Pull-out trash/recycle bins
Recessed LED disc lighting with pendant lights over island

CUSTOM TRIM

6" Cove molding in primary suite & primary tray ceiling
6" baseboards and 4" window/door casings thru-out
Schlage™ Plymouth round satin nickel door knobs
Oak staircases w/metal balusters on main level
Two-panel smooth finish doors

FLOORING FEATURES

Shaw™ Polaris Plus or Mohawk™ Kingsford Wide Plank Luxury Vinyl—Foyer, hallways, secondary baths, laundry and entire main level
Shaw™ Presidio Carpet w/6 lb pad—All bedrooms

PAINT

PPG™ or Sherwin Williams™ Paints
Interior Walls & Ceiling—SW7005 Pure White in Flat Finish
Interior Trim—SW7005 Pure White in Gloss Finish

WARRANTY & CUSTOMER CARE

Industry Leading HBW™ 1/2/10 Transferable Warranty
Pestban™ termite pre-treated w/renewable warranty and in-wall pest control system (Termite portion renewed by HOA)



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