

## Exterior

- Custom architecturally designed elevations
- Professionally engineered post tension foundation
- Kiln fired clay brick with gray mortar
- Low maintenance cementitious fiber board siding and fascia
- **35 year high quality architectural dimensional shingle**
- Covered patio (per plan)
- Custom address plaque
- Premium divided light vinyl windows on front elevation
- Weatherproof GFI electrical outlets front and rear
- Frost resistant hose bibs at front and rear
- Lighted front porch and back patio
- Raised panel fiberglass insulated front door with designer brushed nickel hardware
- Custom mailbox
- Privacy fence with one (1) gate (standard size lots)
- Professionally landscaped front yard with 2 trees
- **Full Sod**

## Interior

- Two tone designer paint with satin finish on trim and doors
- Stain resistant name brand carpeting
- Base level 13x13 Ceramic tile flooring in entry
- **Rounded corners**
- **Cast stone fireplace surround** (Balboa)
- Spacious walk-in closets (per plan)
- **Raised panel interior doors with designer brushed nickel levers**
- 52" brushed nickel ceiling fan with stylish light kit in family room
- Security deadbolt locks on exterior doors
- Security system with one (1) keypad
- Smoke detectors (per code) with battery back up
- Door chime
- **Single crown molding in formal living, entry and dining**
- Two (2) category 5 Telephone and Three (3) RG6 Cable TV pre-wires
- Full size washer/dryer connections
- Utility room cabinet with shelf and rod
- Blocked for ceiling fan in all bedrooms
- **3.25" baseboards**

## Gourmet Kitchens

- **Luxurious 36" kitchen cabinets with hidden hinges and crown moldings**
- Easy to clean laminated countertops
- 8" stainless steel double sink
- Moen® chrome single lever faucet
- **Slide in GE® appliances** (black)
- Gourmet kitchen work island (per plan)
- Garbage disposal
- Pre-installed icemaker connection
- **13x13 Ceramic tile** flooring (Base level)
- **Recessed lighting**

## Luxurious Master Retreat

- Large master suite
- Spacious walk-in closets
- 52" brushed nickel ceiling fan with stylish light kit
- Privacy lock
- Vaulted ceilings (per plan)

## Master Bath

- 13x13 Hand crafted ceramic tile in shower
- Elegant garden tub with marble backsplash
- Cultured marble vanity tops with oval basins
- Stylish Moen® chrome faucets
- Mirror over full length of vanity
- Raised vanities (per plan)
- Elongated commode
- 13x13 Ceramic tile flooring (Base level)
- Chrome shower enclosure

## Secondary Baths

- Elegant tub with hand crafted ceramic tile surrounds
- Cultured marble vanity tops
- Stylish Moen® brushed nickel faucets
- Mirror over full length of vanity
- Elongated commode
- 13x13 Ceramic tile flooring (Base level)

## Powder Bath

- Pedestal sink with decorative mirror
- Stylish Moen® brushed nickelfaucets
- Elongated commode
- 13x13 Ceramic tile flooring (Base level)

## Energy Saving Features

- **Carrier® 16 SEER Puron** energy efficient heating/cooling system
- Zoned heating/cooling
- Energy-saving programmable thermostats
- Low E dual pane vinyl windows
- **Insulation package includes R-15 exterior walls, R-38 flat ceilings (R-22 if sloped)**
- Polysealant anti-draft protection at windows, doors & plate penetration
- Energy efficient 50 gallon water heater
- Passive roof and soffit ventilation
- Weather stripping around exterior doors
- **Energy efficient radiant barrier roof decking**
- Tyveck wrap

## Personalized Service

- 10 year home warranty (Residential Warranty Corporation)
- Personalized appointment with design consultant

## Bonus Features

- Attic pull down stairs, one access
- Sheetrock, taped, bedded garage
- Raised ceiling treatments
- 3 baths or more (2- 50 gallon or 1-75 gallon water heater per plan)

## Optional Features

- Stone accents
- Covered patios
- Intercom system (pre-sheetrock)
- Garden tub with whirlpool (pre-sheetrock)
- Upgrade carpet pad
- Garage door opener
- Built-in bookcases
- Built-in desk
- Coach lights (pre-sheetrock)
- Keystone accents on brick (per plan)
- Washer/Dryer
- Refrigerator
- Additional security pad (pre-sheetrock)
- 2" faux wood blinds
- Additional cable and phone outlets (pre-sheetrock)

*Prices, products and specifications are subject to change without notice and may vary between communities.*

*Ask your representative for current details.*

*Elevations and standard features will vary from subdivision to subdivision*

