
The Fairways at SWP

INCLUDED FEATURES

Exterior Features

- Concrete foundations
- Low maintenance vinyl siding with lifetime warranty
- Spacious garages per plan
- 30 year dimensional shingles
- Vinyl, insulated, single hung tilt windows with window grills and screens
- Insulated fiberglass front doors with glass (design per plan)
- Nickel Locksets on front door and deadbolts on all exterior doors
- Concrete driveways and walkways
- Sodded front yards with seed and straw in sides and rear, foundation plantings in front
- 2 Hosebibbs and 2 weatherproof outlets
- 1 flood lights in rear
- 5" gutters and downspouts (front only)
- Neighborhood mailbox

Interior Features

- 9' smooth ceilings downstairs, 8' ceilings upstairs
- Vaulted and trey ceilings per plan
- Direct vent fireplace (LP) with slate surround
- Custom designed wood mantel for fireplace
- Electrical wired per code, 3 CATV, 3 Phone, Ceiling Fan Prewires in all bedrooms
- Decorator light packages
- Trane Heat Pumps (13 seer)
- Designer plumbing fixtures
- Fiberglass Tub and Shower Combinations
- Custom wall paint (flat finish) and trim paint (semi-gloss)-buyer's selection
- Camden arched interior doors with brushed nickel hardware
- 2 $\frac{1}{4}$ " casings, 3 $\frac{1}{4}$ " baseboards throughout
- 1 pc crown in all trey ceilings
- Laminated hardwood floors in foyer and formal dining room
- FHA approved carpet with 6lb. pad
- Ventilated wire shelving in closets

Kitchen Features

- Stainless steel appliance package including smooth top range, dishwasher, Over the range microwave, and 22CF refrigerator
- 8" Stainless steel sink and custom chrome faucet
- Staggered flat panel wall cabinets with decorative crown molding and laminate countertops
- Icemaker connection
- Vinyl floors in kitchen, breakfast, and laundry

Bath Features

- Fiberglass unit per plan in master bathroom
- One piece fiberglass tub/shower combinations in secondary baths
- Adult height vanities with cultured marble countertops
- Framed glass mirror at vanities
- No scuff vinyl floors in all bathrooms
- Chrome plumbing fixtures

Builder Energy Saving Features

- 13 seer efficient heating and cooling systems
- Vapor barrier housewrap on exterior
- 50 gallon electric water heater
- Engineered insulation system- R-13 walls, R-30 ceilings, and R-19 crawl space if applicable
- Ceiling Fans in Family Room and Master Bedroom

Builder Customer Care

- New home construction orientation
- 1 year builder warranty, 10 year structural warranty
- 11 month inspection on all warranty issues