

Exterior Features

- Coastal, Heritage and European Architectural Designs (per community)
- Architectural straight lap vinyl siding (color choices)
- **Low E**, single-hung tilt vinyl windows with grids (screens included)
- Carriage style garage door with opener
- Landscape package to include front yard sod, foundation plantings, seed and straw sides and undisturbed rear yard and (1) 2-3" caliper tree
- 30-year dimensional asphalt shingles
- Brushed finished concrete driveway, porches, stoops, sidewalks and 10' x 10' patios (per plan)
- Two car front load garages (per plan)
- Finished garage interior
- Brushed chrome deadbolts on exterior doors
- (2) Hose bibs
- Custom neighborhood mailbox
- Engineered concrete foundation
- Fiberglass front door
- Pest control (slab pretreatment)
- Garage Door to include glass inserts with grids
- 5" White Gutters (locations per plan)

Interior Features

- Decorator designed painting, flooring, lighting, cabinets, and countertop finish options
- Open handrails and pickets on stairs (per plan)
- 9' smooth ceilings on the first floor
- 9' smooth ceilings on the second floor
- 5 1/4" upgrade baseboard trim
- Engineered Hardwood floors in kitchen, dining room, foyer, and powder room
- Crown molding in kitchen, dining, foyer and family rooms
- Tile flooring in laundry and all baths
- Soil resistant carpet with 7/16" 6lb. rebond pad
- Brushed chrome door hardware
- Traditional 2-panel doors
- Direct vent fireplace with slate surround and logs
- Trey ceilings in owner's suite (per plan)
- Ventilated shelving in closets
- Pull down stair case for easy attic access (per plan)

Builder Service & Warranty

- Pre-start, Pre-drywall and Pre-settlement orientation meetings with Field Manager (Upon Request)
- Structural Warranty provided by Builder
- Post – construction warranty program includes a full one year comprehensive service program.
- Continuous quality assurance checklist service at every milestone of construction

Kitchen Features

- 36"/42" designer cabinets with crown molding and brushed nickel knobs
- Exciting kitchen island designs (per plan)
- Laminate countertops
- Stainless steel appliances package includes smooth cook top with hood above, wall oven and microwave, and tall-tub dishwasher.
- Stainless steel double bowl sink
- Designer chrome single lever pull out faucet
- Pantries per plan to include ventilated shelving
- Icemaker connection provided at refrigerator location

Bath Features

- Raised height vanity in owner's bath with 2 bowls
- Separate garden tub and stand up shower in owner's suite (per plan)
- One-piece fiberglass tub/shower units in all full bathrooms
- Powder room to include pedestal sink with mirror (per plan)
- Cultured marble vanities with integral bowls
- Chrome plumbing fixtures
- Full width vanity mirrors
- Flat panel cabinets in all full baths

Energy Saving Comfort Features

- 13-seer high efficiency heating and cooling system
- Digital thermostats
- Energy efficient 50 gallon electric water heater
- **Low E**, single-hung tilt vinyl windows with grids (screens included)
- Vapor barrier house wrap
- Engineered insulation system includes composite R values of R-30 in ceilings and R-13 in walls

Electrical Conveniences

- Designer lighting fixture package
- Security System **Pre-Wire** to include 3 doors, 1 motion sensor, keypad outlet, siren, and control panel
- 5 Recessed can lights in kitchen
- Floodlight on rear
- Structured Wiring
- Two ground weatherproof outlets
- Smoke detectors hardwired in each bedroom and on every floor level
- Exhaust fan in each bathroom
- Overhead lighting in all bedrooms
- Ceiling fans in family room and owner's suite
- Phone and cable outlets in all bedrooms. Phone in kitchen and cable in family room