



May 15, 2012

## Tall Pines @ New River - Premier Community Features

### EXTERIOR FEATURES

- 2X6 Exterior Walls with R-19 Insulation in lieu of standard 2X4 Walls with R-13 Insulation
- Low Maintenance Vinyl Siding
- Radiant Barrier Roof Sheathing; House Wrap
- Home Team Pest Control with Tubing
- Custom Neighborhood Mailbox
- Insulated Garage Doors with Glass Inserts with 2 Remotes and Keypad
- 30 Year Architectural Shingles
- Professional Landscaping Package Includes Foundation Plantings Sod to Rear Corner, Seed & Straw Side & Rear Yards
- Oil Rubbed Bronze Lock Set with Deadbolts on All Exterior Doors
- Concrete Driveway & Front Walk
- 6 Panel Fiberglass Insulated Front Door & Bell
- Vinyl, Single Hung, Insulated Tilt Windows With Pane Per Selections & Screens
- 2 Exterior Hose Bibs & Electrical Receptacles
- 2 Flood Lights at Each Rear Corners
- Stylish Gutters on Front of Home
- Security System: One Key Pad, One Motion Detector & Contact Sensors on All Entry Doors

### INTERIOR FEATURES

- Engineered Hardwood Floors in Foyer, DR, Kitchen & Nook
- Luxurious Carpet with 6 lb. pad in GR/LR & BR
- 5/8 Baseboard & 2 1/4 Casing & Shoe Mold
- Vinyl Floor in Laundry & Baths
- Vaulted, Coffered or Trey Ceilings, Crown Molding & Picture Framed Panel DR Per Plan
- 9' First Floor Flat Ceiling & Attic Pull Down Stairs
- 2 Panel Textured Cathedral Style Interior Doors with Oil Rubbed Bronze
- Wood Encased Windows w/Extended Jambs
- 2 Ceiling Fans with Light Kit (Pre – Wire all BR)
- Electrical Outlets Per Plan with USB Right of Refrigerator in Back Splash
- Phone Jacks – Family Room/Bonus & Master
- Cable Jacks – Family Room/Bonus/Office & BR
- Recessed Lighting & Pendants Per Plan
- 5.1 Pre-Wire Surround Sound in Great Room
- Smart Box Structured Wiring with Conduit, CAT5 Panel Wiring and RG6 CATV
- 32" Direct Vent Fireplace with Black Granite Hearth & Surround & 3 Piece Wood Mantle (Pre-Wired Entertainment Center)

### DESIGNER KITCHEN

- Appliance Package: Stainless Steel Smooth Top Self Cleaning Electric Range, Micro-hood & Energy Star Dishwasher
- Single Lever Faucet with Spray
- Granite Counter Tops and 8" Stainless Steel Sink
- Staggered Height Flat Panel Colony Birch Square Cabinets with Hardware
- Ceramic Tile Back Splash
- 1/3 Horse Power Disposal (Sewer Only)
- Ventilated Pantry & Closet Shelving

### Bath Features

- Easy Clean One-Piece Tub/Shower Combination in Common Bath
- Garden Tub in Master Bathroom with Separate Walk In Fiberglass Tile Look Shower with Glass Doors (Per Plan)
- Adult Height Cultured Marble Counter Tops with Integrated Sinks & Mirror in Master Bath
- Cultured Marble With Integrated Sinks in 2<sup>nd</sup> Bath
- Oil Rubbed Bronze Fixtures & Accessories
- Elongated Toilets in All Baths
- Pedestal Sink in 1/2 Bath with Oval Accent Mirror

### Energy Savings Features

- Eco Certification
- Low e Windows
- 15 Seer Energy Efficient Heat Pump
- R-Values of R-19 in Walls and R-30 in Ceilings
- 50 Gallon Electric Hot Water Heater
- 200 Amp Electrical Service
- Digital Programmable Thermostats
- Third Party Professional Home Inspection

### Peace of Mind Warranty

- 400 Point Quality Assurance Program
- 2-10 Home Buyer's Warranty
- On Line Service Requests
- GEMS Great Expectation Management System Tailors Your Buying Experience

\*Note: Builder reserves the right to make substitutions in products & materials when deemed necessary without notice. Specifications may vary per community.