

Standard Features

Superior Exterior Features:

- Irrigation system
- Mahogany front door
- Custom wood-frame construction
- Queen-size brick, stone, or cement siding per plan
- Covered rear porch
- Outdoor living area
- Architectural composition shingles
- Pre-finished continuous aluminum gutters
- Never-rot double hung windows
- Carriage-style garage doors with openers
- Underground electrical service
- Professionally landscaped
- Standard neighborhood mailbox
- Scored concrete porch floor per plan
- Concrete drive, walks, and patios per plan
- Four-corner soffit lights

Energy Saving Excellence:

- Tankless water heater
- High-efficiency central heating and air conditioning system
- Thermopane windows
- 2 frost-free hydrants

Graceful Interior Features:

- 4" white or red oak sand and finish oak hardwood in foyer, dining, family, kitchen, powder room, and master bedroom
- Hardwood treads and painted risers per plan
- Wrought iron stair spindles
- 8 foot doors throughout with 10 foot ceilings on main level and 9 foot ceilings on second floor
- \$4,000 designer lighting allowance
- Brick or tile hearth per plan
- Ceramic tile in all bathrooms and laundry room
- 7¼" baseboard throughout
- 4½" crown molding throughout
- Case openings
- Hand-crafted wood closet shelving in all closets
- Lever handle locksets
- Plush carpet in all other rooms, bedrooms, and closets
- Smooth-finish drywall
- Casing – colonial casing
- Mantel – colonial wood
- High-quality paint
- Gas fireplace per plan
- Block and pre-wire for ceiling fans in great room and bedrooms
- Smoke alarms per code
- 40 recessed lights per plan
- 10 cable outlets
- 6 phone outlets
- House audio with Sonos sound system

Kitchen Conveniences:

- Raised panel wood painted and glazed cabinets with soft close
- Granite countertops
- \$7,000 Bosch stainless-steel appliances allowance
- Under-cabinet lighting
- Two-compartment stainless-steel sink
- Delta faucets, oil-rubbed bronze or brushed nickel
- Pantry with wood shelving

Designer Bathrooms:

- Master bath with granite vanity top, custom tile shower and floor, frameless shower door, and free-standing soaking tub
- Oil-rubbed bronze or brushed-nickel Delta plumbing fixtures in all bath rooms
- Enamel steel tubs with tile surround in secondary bath(s)
- Raised-height elongated commodes
- Bathroom hardware, tissue holder, and towel bars, oil-rubbed bronze or brushed nickel
- Framed mirrors over vanity

Standard Features are subject to change without notice.
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Buyer's Initials _____

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