



Standard Features

Exterior Finishes and Features

- Built on walk-out Basement Foundation with monolithic slab under porches and garage
- Double pane Low-E windows and doors
- Fiberglass 30-year architectural shingles
- Low maintenance aluminum fascia and soffits
- Hardi plank siding with shake and/or board and batten siding accents per plan front elevation
- Tongue and Groove porch ceilings
- Crushed Shell accents per plan
- Fiberglass entry doors
- Concrete rear patio per house plan
- Landscape package to include sod and irrigation in the front, side, and rear yard
- Concrete driveway up to 25 feet from street to garage with walkway to front steps with broom finish
- Steel garage door with windows and wood grain texture
- Garage door opener with two remotes

Interior

- Smooth ceilings throughout
- 9 ft. ceilings first floor per plan
- 8 ft. ceilings on second floor per plan
- Custom powder coated aluminum railings by Area 51
- Gas fireplace per plan
- Trey ceiling in master bedroom per plan

Flooring

- Acacia Pelican Perch wood flooring in foyer, great room, kitchen, dining, master suite, half bath and hallways on the first floor
- Plush carpet with 6 lb. pad in all bedrooms, bonus room, study most other areas
- Tile floors in bathrooms and laundry room
- Oak stair treads

Kitchen

- Granite Countertops
- White kitchen cabinets with 36 inch wall cabinets with adjustable shelves and crown molding on upper cabinets, Grey cabinets on island
- Beveled white subway tile backsplash in kitchen
- Moen® or equivalent plumbing fixtures

- Stainless steel sink with pull-out sprayer faucet
- Under the cabinet lighting
- Electric outlets for over the cabinet lighting

Appliances

- Frigidaire® stainless steel gas cooktop and self-cleaning oven with coordinated hood – 30 inch
- Frigidaire® stainless steel dishwasher
- Frigidaire® stainless steel base cabinet microwave
- Frigidaire® stainless steel refrigerator

Bathrooms

- Cultured marble vanity countertops
- Raised height vanity(s) in master bathroom
- Walk-in tile shower in master bedroom
- Frameless glass master shower enclosure
- Raised height toilet in master bathroom
- Moen® or equivalent plumbing fixtures
- Fiberglass bathtub with tile surround in additional bathrooms
- Cabinet with sink in half bath per plan

Energy Saving

- Tyvek® or equivalent weatherization house wrap system
- R-15 wall insulation
- R-38 ceiling insulation
- 15 SEER high efficiency heat pump system
- Dual zone heat pump where applicable

Plumbing

- 2 exterior water hose connections
- Water supply for ice maker in the kitchen
- Rheem gas tankless water heater

Electrical/Wiring

- Brushed nickel light fixtures
- Switched ceiling fan with light kit in master bathroom and great room/family room
- Ceiling fans with light kit in guest bedrooms and bonus room
- Recessed lighting per plan
- Two pendant lights over kitchen island/bar
- Arc fault and ground fault outlets where applicable
- Wired smoke detectors per building code
- Carbon monoxide detectors per building code

- Exterior flood lights on two corners
- No security system
- No surround sound system
- No telephone line

Trim and Finishing Details

- Kwikset® entry locks on exterior doors and
- Brushed nickel interior door hardware
- Choice of several decorative interior doors
- Faux wood shelving in closets, pantry and utility closets
- 6 inch baseboard throughout the home
- Craftsman style wainscoting in the foyer, great room, dining room, and powder room per plan
- Crown molding in foyer, dining, great room and kitchen excluding vaulted ceilings
- Flat latex wall paint with white semi-gloss trim paint
- Beveled mirrors in all bathrooms painted to match trim

Warranty

1 Year Structural Bonded Builders Warranty

Available upgrade options

- Screened porch
- Frameless glass master shower enclosure
- 42 inch upper cabinets in the kitchen
- Finished on site hardwood floors
- Built in cabinets around the TV or other areas
- Custom paint colors/multiple colors
- Surround sound, home theater
- Gas grill connection
- Gas connection for fire pit
- Other options available