



Standard Interior Features

FLOORING

- 12"x 12" ceramic tile in Owners Bath, Laundry Room and secondary baths
- Bruce Turlington Hardwood flooring on main level (excluding bedrooms)
- Mohawk Carpet in all bedrooms, upstairs hall and 2nd floor

STAIRS & RAILS

- Oak handrails with painted balusters
- Oak Stairs
- Pull down stairs to attic

INTERIOR TRIM

- Two piece crown moulding in Living Room, Dining Room and Foyer
- Two-piece chair rail in Dining Room and Foyer (per plan)
- Panel moulding in Dining Room and Foyer (per plan)
- 3 1/2" casing on windows and doors
- 5 1/4" baseboard throughout
- 3 1/4" baseboards in baths and Laundry Room
- Painted wood shelving with wooden closet rails

PAINT

- Two-tone paint
- Cool Platinum on walls and ceilings
- Bright White on all trim

SPRINKLER SYSTEM

- Modern interior fire suppression system

FIREPLACES

- 36" gas direct vented fireplace w/ slate surround and hearth.
- Decorative mantle – painted white

PLUMBING

- Kohler® elongated toilets
- Soaking tub in Owners Bath
- Glass shower door in Owners Bath w/ ceramic tile surround
- 8" spread on Owners Bath and Powder Room faucets
- 4" spread on secondary bath faucets
- Secondary baths – tub with tile shower surround
- Stainless steel undermount sink in Kitchen
- Kohler® Pedestal sink in Powder Room
- Kohler® faucets
- 80 gallon electric water heater
- Disposal in kitchen sink

GE APPLIANCES

- Refrigerator w/ ice maker and water in door
- Dishwasher
- Gas cooktop and electric wall oven
- Microwave with recirculating fan

HVAC

- Dual zone systems
- 90+ gas furnace
- 14 Seer cooling
- Honeywell programmable thermostats

CABINETS AND COUNTERTOPS

- Timberlake 42" wall cabinets in Kitchen
- Timberlake 36" white vanity in Owners Bath and secondary baths
- Granite kitchen counter tops
- Cultured marble countertops in all baths
- Crown on all upper cabinets

ELECTRICAL

- Visual Comfort Light Fixtures
- Recessed lighting throughout home
- Dimmer switch in Dining Room and Kitchen

STRUCTURED WIRING

- Security system w/ 2 key pads and 2 motion sensors
- Cat 5 wiring with 6 multi-media taps

HARDWARE

- Schlage® lever locks on all interior doors
- Brass door knocker and kick plate
- Mirrors in all baths
- Oval mirror in Powder Room

Standard Exterior Features

STRUCTURAL

- Tyvek® housewrap
- All wall sheathing structural 7/16 OSB
- Hardiplank® pre-finished siding
- Architectural trim
- Engineered floor and roof systems

WINDOWS AND DOORS

- Therma - Tru fiberglass raised panel front door
- United insulated, tilt, double-hung, low-E windows
- Full screens on all operable windows

INSULATION

- R-13 batt on exterior walls
- R-38 in ceilings and overhangs

ROOF AND GUTTERS

- GAF Timberline 40-year fiberglass dimensional shingles
- Seamless gutter

GARAGES

- Insulated garage doors
- Fully insulated garage walls and ceilings sheetrocked, taped and blocked with heavy primer
- Lift Master Garage door opener with 2 remotes

STOOPS AND WALKS

- Brick stoops
- Brick leadwalks to match sidewalk
- Brick or asphalt driveways (per plan)

LANDSCAPING

- Professionally designed foundation plantings
- Sodded front and rear lawns
- Irrigated front/side lawns and common areas

LOW MAINTENANCE

- Includes common area maintenance, snow removal and trash removal

* These materials, features and amenities are based upon current development plans which are subject to change based on market conditions, availability and architectural revisions.