

Standard Interior Features

FLOORING

- Mohawk® 12"x12" ceramic floor tile in Owner's Bath & secondary Full Baths
- Mohawk® Hardwood flooring at Foyer, Kitchen, Living Room, Dining Room & Half Baths
- Stained Oak stairs from 1st to 2nd floor of Sydney
- Stained Oak stairs from 1st to 3rd floor of Monroe
- Mohawk® Carpet in Family Room, Bedrooms & 2nd & 4th floor Hall

INTERIOR TRIM

- 2-member Crown moulding in Living & Dining Room*
- Two-piece chair rail in Dining Room*
- 5 ¼" baseboard throughout
- 3 ¼" baseboard in Baths & Laundry Rooms
- Ventilated Shelving in closets & pantries
**No Dining Room in Sydney*

PAINT

- Flat finish Princeton White paint on walls & ceiling
- Semi-gloss finish Scott White paint on trim

SPRINKLER SYSTEM

- Modern interior fire suppression system

PLUMBING

- Kohler® elongated toilets
- Glass shower door in Owner's Bath with Mohawk® ceramic tile floor & surround
- 8" spread Kohler® faucet at Owner's Bath & Half Baths
- 4" spread Kohler® faucet at secondary Full Baths
- Gelcoat fiberglass tub at secondary Full Baths with ceramic tile surround
- Stainless Steel double-bowl, 9" depth, undermount sink in Kitchen
- Kohler® pedestal sink in Half Baths
- Rheem® Tankless water heater
- Badger® Disposal in Kitchen sink

GE® APPLIANCES

- Side-by-side refrigerator with in-door ice & water dispenser
- Dishwasher
- Free-standing Gas Range
- Over-the-Range Microwave

HVAC

- 95+ Gas Furnace heat & 14 SEER cooling, two-zone electronic damper
- Honeywell® programmable thermostat

CABINETS & COUNTERTOPS

- Legacy 42" upper cabinets with crown in Kitchen
- Legacy raised-height vanity in Sydney & Monroe Owner's Bath; raised-height vanity in Sydney secondary Full Baths; standard height vanity in Monroe secondary Full Bath
- Granite countertops in Kitchen
- Cultured marble countertops in Owner's Bath & secondary Full Baths

ELECTRICAL

- Seagull® interior light fixtures
- Recessed lighting throughout home

STRUCTURED WIRING

- Security system with two key pads & two motion sensors
- CAT5e wiring and multi-media jacks

HARDWARE

- Schlage® interior & exterior door hardware
- Brushed Nickel door hardware, door knocker & kick plate
- Oval Mirror with bevel in Half Bath
- Rectangular mirrors at all other vanities

Standard Exterior Features

STRUCTURAL

- Housewrap
- Wall sheathing is structural 7/16 OSB
- Hardiplank® pre-finished siding
- Architectural trim
- Engineered floor and roof systems

WINDOWS & DOORS

- Therma-Tru® fiberglass raised panel front door
- Ply Gem® insulated, tilt, single-hung, Low-E windows
- Half screen on operable windows

INSULATION

- R-15 batt on exterior walls
- R-38 in ceilings and overhangs

ROOF & GUTTERS

- GAF® Timberline 30-year fiberglass dimensional shingles
- Seamless gutters

GARAGES

- Insulated garage doors
- Fully insulated, sheetrocked, taped & blocked with heavy primer Garage walls & ceilings
- LiftMaster® garage door opener with two remotes

STOOPS & WALKWAYS

- Brick stoops
- Concrete sidewalks
- Kichler® exterior light fixtures

LANDSCAPING

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

LOW MAINTENANCE

- Includes common area maintenance, snow removal & 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.