



INCLUDED AMENITIES AND FEATURES

STUNNING GOURMET KITCHENS

- Distinctive granite slab countertops with matching 6" backsplash
- Stain grade shaker cabinets
- Durable euro hinges & full extension heavy-duty drawer guides
- Pendant lights over kitchen island
- Stainless steel finish appliances with black accents:
 - Built-in ovens and microwave
 - 36" Built-in induction cooktop with 5 elements
 - 36" Exhaust hood with cooktop light
 - Energy Star® dishwasher
- Single-compartment undermount sink with waste disposal
- Stainless finish pull-out faucet
- Pantry storage closet (per plan)
- Recessed refrigerator water valve box

ENERGY EFFICIENCY

- Solar Electric System (sized per plan)
- High-efficiency central heating and air conditioning system
- Zoned thermal equalizer system (per plan)
- Programmable thermostat
- Electric heat pump furnace
- Heat recovery ventilation system
- Insulated tight-duct system
- Energy-efficient house wrap
- Attic ventilation
- Energy-efficient vinyl Sun Coast Max Glass dual-pane windows with white vinyl frames and decorative grids (per plan/elevation)
- Energy-efficient heat pump hot water heater
- Insulated hot water lines
- On-demand hot water recirculation system to primary bath and kitchen
- Ceiling fan with decorative light fixture at each family room, primary bedroom, as well as guest suite living & bedroom (per plan)
- Overhead lighting at each dining room, and secondary bedroom (per plan)
- Energy-efficient electric fireplace unit (per plan)
- Flow-controlled shower fixtures
- Water-saving toilets
- High-efficiency LED exterior lighting
- High-efficiency LED interior lighting

(excluding garage and appliances)

- Weather seals on exterior doors and windows
- Third party energy testing
- Water-efficient plumbing fixtures

SHOWCASE LIVING AREAS

- Premium laminate flooring at entry, kitchen, nook, drop zone, great room & dining room (per plan)
- Impressive ceramic tile floor at baths and laundry
- Designer-matched interior paint schemes
- 8' High sliding glass doors (per plan)
- Architectural and media niches (per plan)
- Breakfast nook (per plan)
- Ceiling fan with decorative light fixture at each family room, primary bedroom, as well as guest suite living & bedroom (per plan)
- Two-panel interior doors with designer flat casing
- Satin nickel lever style door hardware
- Closet poles and shelving
- Decorator light fixtures with Decora® switches
- Flat profile window sills
- Formal living and dining area (per plan)
- Interior laundry room with stain grade cabinetry (per plan)
- Granite laundry counter
- Linen and storage cabinetry (per plan)
- Primary bedroom suite with walk-in closet
- Plush wall-to-wall carpeting with rebond pad
- Privacy lock at primary bedroom door & bathroom doors
- Radius drywall corners (except at doors & garages)
- Designer profile door casings and baseboards
- Storage closets (per plan)

CUSTOM FINISHES

JMC Homes Custom Finish collection homes allow you to personalize your home. Our designer will guide you through the process of choosing from the extensive selection in our design center. A designer package will be added to homes that are not sold before the design package cutoff. The package generally cannot be changed after the cutoff.

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INCLUDED AMENITIES AND FEATURES

LUXURIOUS PRIMARY BATHROOM

- Granite slab vanity countertops with 6" backsplash
- Mortar set ceramic tile floor and mosaic shower floor
- Elegant and durable synthetic stone tub/shower surrounds at secondary bathrooms
- Undermount sinks with 8" wide-spread Brushed Nickel faucets
- 36" Tall stain grade or paint grade vanity cabinets
- Elegant 42" high vanity mirrors
- Private water closet with elongated toilet
- Brushed Nickel bath accessories
- Satin nickel lever style door hardware with privacy door locks
- Spacious rectangular soaking tub
- Walk-in Shower
- Exhaust fan (with humidity sensing switch)

SECONDARY, SECOND PRIMARY & GUEST SUITE BATHROOMS

- Elegant and durable synthetic stone tub/shower surrounds at secondary bathrooms
- Granite vanities with undermount sink
- Brushed Nickel bath accessories
- Satin nickel lever style door hardware with privacy door locks
- Exhaust fan (with humidity sensing switch)
- Full width 42" high vanity mirrors
- Elongated toilet
- 8" wide-spread brushed nickel faucets (per plan)
- Tile floor and mosaic tile shower floor

CURB APPEAL

- Architectural stucco trim detailing (per elevation style)
- Architecturally matched masonry veneer accents and/or fiber cement siding (per elevation style)
- Long-lasting architecturally matched concrete roof tile (per elevation style)
- Coach lights at entry and rear patio, matched to elevation
- Insulated fiberglass raised-panel front entry door
- Sectional insulated garage doors
- Distinctive themed architectural elevations
- Complete front yard landscaping with rain sensing programmable automatic irrigation system

- Designer-selected exterior paint schemes
- Broom finish concrete driveways, walkways, and door stoops
- Illuminated address plaque
- Conveniently located hose bibs
- Weather-proof electrical GFCI outlets at front and rear yards
- Convenient side-entry garage service-door on main garage
- Service walk from driveway to main garage service-door
- Spacious garage (per plan)
- Full-fascia gutters with downspouts

OPERATING SYSTEMS

- 220V dryer outlet at main laundry
- Ethernet wired phone/data jacks at primary bedroom and kitchen
- Coaxial and Ethernet wired phone/data cabling at bedrooms and great room as well as den (per plan)
- USB Charging outlets at drop zone, kitchens, and primary bedroom
- Bathroom exhaust fan with internal humidistat controls
- Laundry room exhaust fan
- Pre-plumbed for laundry sink (per plan)
- Pre-wired for surround sound at family room & bonus room (per plan)
- Pre-wired for ceiling fan with light at secondary bedrooms and covered patio
- Pre-wired for satellite dish
- Structured wiring system
- Garage door opener at main sectional garage door
- Recessed dryer vent box
- Recessed washer plumbing box
- Dedicated circuit electrical outlets in garage

SAFETY FEATURES

- Fire sprinklers
- Hard-wired smoke detectors with battery back-up at all bedrooms
- Hard-wired carbon monoxide detectors with battery back-up as required
- Smart home security system with 4 wireless contacts, wireless motion detector & front door video doorbell & smart door lock

