Standard Included Features
Osprey Estates

Interior
- Stainless steel kitchen appliances (Bosch)
- Stainless steel kitchen sink with disposal
- Quartz countertops in kitchen, bathrooms, laundry room and pantry
- Under-mount sinks in kitchen and bathrooms
- Frameless soft-close cabinets (stained or painted)
- Under-mount lighting in kitchen
- Wood laminate or LVP flooring in kitchen, dining room, family room, entry, and powder room
- Carpet in bedrooms, office, stairs
- Tile backsplashes in kitchen and bathrooms
- Tiled master shower with clear glass door (per plan)
- Stand-alone bathtub in master bathroom
- Tile flooring in full bathrooms and laundry room
- Nickel or black hardware (lighting, plumbing, cabinet pulls, door levers)
- Ceiling fan in master bedroom and family room
- White vinyl windows
- Open railing on first flight of stairs (per plan)
- Hand-textured walls with square corners
- Eggshell or satin sheen interior paint (ceiling to match interior walls)
- Fireplace

Exterior
- Front and back yard landscaping including sprinkler system, sod, shrubs, trees, and decorative gravel (per HOA requirements)
- Fence and gates
- Cemplank lap siding with cultured stone or brick accent (per plan)
- 30-year architectural shingles
- Covered patio
- Rain gutters piped to underground pit drain to prevent standing water in yard and crawl space
- Community sewer system with a pressurized septic tank in the front yard

Energy Efficiency
- Efficient windows (0.30 U-value)
- Trane gas furnace (95% AFUE)
- Trane A/C unit (13 SEER)
- Navian gas water heater (0.80 UEF)
- Insulation (R-21 in exterior walls, R-38 in floors, R-38 blown-in fiberglass in attic above living space, R-19 in garage attic, and R-19 in garage walls)
- Energy Star certified appliances
- Energy Star certified lighting fixtures with LED bulbs

Smart Home Features
- CAT6 ethernet
- Media panel
- Smart thermostat (Ecobee)
- WIFI sprinkler clock
- WIFI garage door openers

Framing and Trim work
- 8’ tall doors on main level
- 6’8” interior doors upstairs
- 9' ceiling height on mail level
- 8' ceiling on secondary floors (per plan)
- Coffered/vaulted ceiling in entry, master bedroom, and family room (per plan)
- Full wood-wrapped windows inside house
- 6" baseboards
- 4" door casing
- 5 1/4" MDF headers
- 16" on center wall studs
- 2x6" exterior wall framing
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Garage
- 8' tall garage doors with automatic garage door openers and wireless keypad
- Man door in garage
- Primered garage walls