

STANDARD FEATURES

KITCHEN

- Ceramic Tile Backsplash
- 3CM Granite/Quartz Countertops
- Blanco Undermount Sink with 1/3 HP Disposal
- Painted Custom Cabinets
- LG 36" Gas Cooktop with Single Wall Oven
- LG Microwave and Dishwasher
- Custom Wood Hood with Vent Blower

PRIMARY SUITE

- Free-Standing Tub
- Custom Built Walk-In Shower
- Framed Mirror Allowance
- Custom Built Primary Closet Trim Design
- Painted Custom Cabinets
- 3CM Granite/Quartz Countertops
- Porcelain Undermount Sink (Square or Oval)

SECONDARY BATHS

- Painted Custom Cabinets
- Porcelain Undermount Sink (Square or Oval)
- 3CM Granite/Quartz Countertops
- Enameled Steel Tub

ADDITIONAL FEATURES INCLUDE

- Wood Flooring in Entry, Dining, Kitchen, Breakfast, Study, and Great Room
- Ceramic Tile in all Wet Areas
- Carpet in All Bedrooms, Flex Room, Stairs, and Hallways on Second Floor
- 42" Wood Burning Fireplace with Stone, Hearth, and Wood Mantel
- Solid Core Smooth Surface Interior Doors
- Light Orange Peel Texture with Square Drywall Corners
- Kwikset Halifax Hardware
- Solid Wood Baseboards Throughout



PLUMBING

- Energy Efficient 50 Gallon Electric Water Heater
- Septic System Aerobic
- Water Well up to 380'
- 3 Frost Resistant Hose Bibbs
- Kohler Tone Plumbing Fixtures
- PEX Plumbing System
- Preplumb Propane for Cooktop and Fireplace
- 250 Gallon Propane Tank

ELECTRICAL

- Blocked and Wired for Ceiling Fans with switch in all Bedrooms, Family, and Flex Rooms
- Decora Rocker Wall Switches, (3) CAT 6, (1) Wireless Access Point
- Smoke Detector/Carbon Monoxide, Per Code
- LED Flush Mount Lights in Bathrooms, Hallways, Closets, Kitchen and Pantry
- Decorative Lighting Allowance

MISCELLANEOUS

- 2-10 Home Buyer's Warranty
- Insulated Pull Down Attic Stairs
- Security Deadbolt Locks on Exterior Doors
- Kwikset Front Deadbolt with Z-Wave Technology

EXTERIOR

- 30 yr Composite Roof Shingle or Standing Seam Metal Per Plan
- Low Profile Vents, Galvanized Roof Boots, Painted to Match
- Low-E Argon Filled, Double Paned, Vinyl Windows, Screens on all Operable Windows, Clay or White as Standard Color
- 8' Fiberglass or Mahogany Front Door, Painted or Stained
- 5" Gutters Designed Per Plan (Color to Match Trim)
- Smart Trim Garage Doors (16x7 or 8x7) Insulated
- 3/4 Horsepower Opener 2 Remotes WIFI Capable
- Irrigation and Landscape Package
- Broom Finished Concrete Flatwork up to 2,500 sqft
- 12' Wide Driveway with 4' Private Walk
- 25' Back Out for Garage Area

HVAC AND ENERGY

- 15 SEER Lennox System with Heat Pump
- Ecobee WIFI Thermostat
- Foil Flex R-6 Insulated Ducts
- Vented Exhaust Fans all Bathrooms and Utility Room
- Full Foam Encapsulation of Living Square Feet

