

FEATURES BY COMMUNITY

Couret Farms



OVERHEAD AT PORCHES:

- T&G V-GROOVE (PAINTED OR STAINED)
- 3 1/4" STAIN-GRADE "CLEAR" CROWN PAINTED

FASCIA & SOFFIT:

- FIBER CEMENTITIOUS BOARD

VENEERS:

- BRICK, STUCCO, SMOOTH CEMENTITIOUS LAP SIDING, WOODGRAIN OR SMOOTH SHAKER PANEL, SMOOTH BOARD & BATTEN

DOORS:

- 3/4 INSULATED GLASS OVER 2 PANEL, 4 LITE - RED GRANDIS WOOD DOOR AT FRONT WITH EXT. PAINT GRADE OR STAINED GRADE BRICK MOULD (PAINTED OR STAINED)
- FULL GLASS, 1 LITE - REAR INSULATED METAL DOOR WITH EXTERIOR PAINT GRADE BRICK MOULD (PAINTED)
- INSULATED SOLID METAL DOOR AT THE GARAGE
- REAR LOAD GARAGE DOOR - LINCOLN COLLECTION (RAISED LONG PANEL WITH 2 AUTOMATIC OPENERS) WITH MY Q MOTOR
- FRONT-LOAD GARAGE DOOR - HILLCREST COLLECTION (RECESSED PANEL WITH 2 AUTOMATIC OPENERS AND DECORATIVE HARDWARE WITH MY Q MOTOR

DOOR HARDWARE:

- FRONT DOOR HANDLE SET
- INTERIOR KNOBS
- THRESHOLD: BRONZE

SHUTTERS:

- OPERABLE WOOD (TREATED PINE-PAINTED) WITH SCROLL HOOK HARDWARE

LANDSCAPING:

- PACKAGE B
- SODDED YEAR - 10 PALLETS MAX
- PRIVACY FENCE WITH 2 SINGLE GATES
- 2X6 FENCE CAP (ONLY WHEN EXPOSED TO STREET/ALLEYS) (POSTS FACING OUT MUST BE BOXED WITH CEDAR)

COMMUNITY MAILBOX & ADDRESS PLAQUE

CLIMATE CONTROL: ENERGY STAR

- SEER 2 AC & HEATING WITH PROGRAMMABLE THERMOSTAT
- R-8 HVAC DUCTWORK
- R-10 ATTIC ACCESS (ONLY WHEN IN CONDITIONED AREA)
- MICROWAVE HOOD VENT, UTILITY ROOM DRYER VENT, AND EXHAUST FANS FOR BATHROOMS ALL VENT OUTSIDE OF THE HOME
- FRESH AIR INTAKE WITH 8" X 8" GRILLE ON FRONT PORCH CEILING

INSULATION:

- R-15 BLOWN-IN BLANKET IN WALLS
- R-38 BLOWN-IN IN CEILINGS & UNDERNEATH CATWALKS
- R-38 Batts (SLOPED CEILINGS)

TUBS:

- MASTER BATH - ACRYLIC TUB
- SECONDARY BATH - FIBERGLASS TUB/SHOWER COMBO
- SECONDARY BATH (UPSTAIRS) - FIBERGLASS TUB/SHOWER COMBO

SHOWER:

- RECESSED CUSTOM TILE SHOWER
- 12" X 6" COMBO NICHE WITH 12" ON TOP AND 6" ON BOTTOM
- 80" FRAMELESS GLASS DOOR

SINKS:

- DEEP UNDER-MOUNT EQUAL BOWL IN KITCHEN
- UNDERMOUNT PORCELAIN BOWLS IN BATHROOMS
- PEDESTAL SINK IN POWDER BATH (WHEN APPLICABLE)

FAUCETS:

- SINGLE HANDLE PULL-DOWN IN THE KITCHEN
- 8" SPREAD ON THE CENTER PLATE IN BATHROOMS

ELONGATED TOILETS, FRAMED MIRRORS AND TOILET PAPER HOLDERS IN EACH BATHROOM

GARBAGE DISPOSAL WITH AIR SWITCH (PUSH BUTTON IN COUNTERTOP IF KITCHEN SINK IS IN THE ISLAND)

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11.2 GPM TANKLESS WATER HEATER

UTILITIES:

- GAS-HOT WATER, STOVE, HVAC

PAINT:

- CASHMERE FLAT FOR WALLS & CEILINGS
- SEMI-GLOSS FOR TRIM, CABINETS, PAINTED BEAMS & IN ALL CLOSETS
- INTERIOR DECORATIVE STAIN-GRADE WOOD - CLEAR SEAL

FIREPLACE:

- VENTLESS GAS FIREPLACE WITH WOOD MANTLE AND TILE SURROUND PER PLAN

CABINETS:

- CUSTOM (PAINT GRADE) CABINETRY WITH HARDWARE
- CORBELS AT ISLAND OVERHANGS (UNLESS ISLAND HAS WING WALLS)
- ISLAND LEGS (IF APPLICABLE)
- CABINET PANELS AT ALL OVERHANG LOCATIONS
- CABINETS ABOVE TOILETS (EXCEPT WHEN LINEN CLOSET IS PRESENT)
- STANDARD UPPER CABINETS ABOVE REFRIGERATOR (WOOD WRAP ONLY IF OPEN END OF REFRIGERATOR IS EXPOSED)
- CABINET ABOVE WASHER (EXCEPT WHEN CLOSET IS PRESENT - ROD & SHELF OVER DRYER)
- SOFT CLOSE DOORS AT ALL CABINETS

INTERIOR TRIM:

- BASEBOARDS - CLASSIC 5-1/4" WITH 3/4 ROUND
- CASINGS - CLASSIC 3-1/4" AND FULL WOOD CASED WINDOWS IN LIVING, DINING, KITCHEN & FOYER
- CROWN- CLASSIC 5-1/4" THROUGHOUT
- DOORS: HOLLOW CORE SMOOTH MASONITE (AS PER SELECTIONS), FRONT DOOR WITH PAINT GRADE INTERIOR CASING (PAINTED TO MATCH TRIM COLOR)

FLOORING:

- TILE IN ALL WET AREAS, AS PER PLAN, 1 GROUT COLOR
- VINYL PLANK IN MAIN AREAS AND ALL BEDROOMS & CLOSETS AS PER PLAN

COUNTERTOPS

- SLAB COUNTERTOPS IN KITCHEN & BATHROOMS
- FLAT BAR SUPPORTS - ALL SLAB OVERHANGS DEEPER THAN 12" WITHOUT CORBELS

RAISED CABLE AND ELECTRICAL OUTLET AT THE REAR/SIDE PORCH

BACKSPLASH:

- TILE BACKSPLASH FOR GARDEN TUBS MATCHES FLOOR TILE
- KITCHEN: FULL SUBWAY TILE - BRICK LAY (3X6 / 3X10) OR PATTERN LAY WITH FINISHED METAL EDGE TRIM
- BATHROOM VANITY: 4" CORRESPONDING BACKSPLASH IN BATHROOMS

LIGHTING:

- FIXTURES: PENDANTS AT THE ISLAND, HANGING FIXTURE AT THE DINING & FOYER (EXCLUDING CATHEDRAL CEILINGS)
- RECESSED LED IN DINING ROOM
- VANITY LIGHTS ABOVE SINKS
- GENERAL LIGHTING: RECESSED LEDS IN KITCHEN, LIVING, UTILITY, BATHS, PORCHES, AND HALLS (WALL SCONCES WHERE REQ'D IN THE HALLS)
- HVL, VL IN BATHROOMS
- FANS: IN LIVING ROOM & ALL BEDROOMS (LIGHT KITS IN BEDROOMS & STUDY)
- ADDITIONAL LIGHTING: WALL MOUNT LIGHT AT FRONT ELEVATION (PER PLAN), LED WRAP LIGHTS IN GARAGE, FLUSH MOUNT DISK LIGHTS IN WALK IN CLOSETS, EXTERIOR MOTION FLOODLIGHTS (1 AT REAR ONLY)

APPLIANCES:

- 30" SLIDE-IN RANGE
- MICROWAVE OVEN/HOOD VENT COMBO
- DISHWASHER

USB OUTLET IN KITCHEN BACKSPLASH AND MASTER BEDROOM