



# CAROTHERS F A R M S

## Specifications For Traditional Homes, Cottage Homes & Townhomes

### Welcoming Exterior

- Richly appointed, traditional elevations
- Underground utilities
- Sodded front lawn, side yards, and 20 feet behind rear of the home. Seed/straw for the rest of the rear yard
- Garage or carport (per plan). Garage with insulated steel garage door and garage door opener
- 10' x 12' concrete patio or covered porch (per plan)
- Vinyl windows with insulated Low-E glass
- Brick and siding exteriors
- Seamless aluminum gutters with downspouts and splash blocks
- Elegant lighting
- Insulated exterior doors
- Exterior hardware with deadbolts
- 2 outdoor hose bibs (per plan)
- Exterior GFI electrical outlets (per plan)
- Dimensional shingles with limited lifetime warranty
- Optional fence available as an upgrade

### Inviting Interior

- Hard surface flooring in foyer, powder room, dining room, great room, kitchen and breakfast area (per plan)
- Ventless gas fireplace available on select floor plans
- Hardwood stairs
- One piece crown molding in selected areas (per plan)
- 5-1/4" base board through-out
- 2-1/4" casing on all doors
- Elegant powder room with pedestal sink & oval mirror (per plan)
- Pre-wired for CAT6 jacks in the great room, bedrooms, bonus room and loft (per plan)
- One (1) flat wall color. Must be selected from standard available Sherwin Williams® flat wcolors.
- Smooth finish white painted ceilings
- Elegant 2 panel interior doors
- Brushed nickel finished door hardware
- Light fixtures in brushed nickel or matte black, upgrades available
- Ventilated shelving in laundry room and closets
- Ceiling fans included (per plan)
- Select from a variety of cabinets available in several designer colors and styles, with crown molding

- Level 2 carpet with 6 lb carpet pad
- Delta® chrome finished faucets in all baths
- Pressure balance valves for temperature control in showers
- Garden tub and separate shower available in primary bath (per plan)
- Ceramic tile in primary bath, secondary bath, and laundry
- Low maintenance tub/shower in secondary bath
- 1.5cm quartz countertops in all bathrooms with oval undermount sinks

### Gourmet Kitchen

- Gourmet kitchen with ample cabinet space, island, and pantry (per plan)
- Quartz counter tops with undermount sink
- Stainless steel Whirlpool® appliances
- 42" upper cabinets with crown moulding
- Delta® chrome faucet
- Icemaker connection for refrigerator
- High capacity 1/3 HP disposal unit
- Conveniently located electrical outlets
- Many other optional items available

### Energy Saving Features

- Slab foundation standard. Ventilated crawl space foundation based on homesite
- R-49 blown fiberglass ceiling insulation
- R-13 wall insulation in exterior walls
- Professionally designed HVAC system with 15 SEER Goodman equipment with 10-year limited warranty
- Low-E single hung windows
- LED bulbs installed in non-recessed and exterior fixtures
- Energy efficient water heater sized per plan

*\*Crown molding is not available with vaulted/volume ceilings*



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Buyer's Signature \_\_\_\_\_ Date \_\_\_\_\_ Buyer's Signature \_\_\_\_\_ Date \_\_\_\_\_



# CAROTHERS

## F A R M S

### Specifications For Town Center Homes (Stacked Flats/Condos)

#### Welcoming Exterior

- Richly appointed, traditional elevations
- Sodded front and rear lawn
- One reserved parking space plus on-street parking
- Vinyl windows with insulated Low-E glass
- Seamless aluminum gutters with downspouts and splash blocks
- Elegant lighting
- Insulated exterior doors
- Exterior hardware with deadbolts
- Dimensional shingles with limited lifetime warranty
- Exterior maintenance by the Home Owner's Association

#### Inviting Interior

- Hard surface in foyer, dining room and kitchen
- One piece crown molding in selected areas (per plan)
- 10-foot ceiling on the first floor, and 9-foot ceiling on the second floor
- 5-1/4" baseboard trim through-out
- 2-1/4" casing on all doors
- Pre-wired for CAT6 jacks in the bedrooms and living room
- High quality Sherwin-Williams® interior paint
- Interior walls receive latex painted finish
- Trim receives a contrasting latex white painted finish
- Smooth finish white painted ceilings on all levels
- Elegant 8-foot, 2 panel interior doors
- Brushed nickel finished door hardware
- Custom ventilated shelving in laundry room and closets
- Ceiling fans in living rooms and bedrooms (per plan)
- Level 2 carpet with 6 lb carpet pad
- Select from a variety of cabinets available in several designer colors
- Delta® chrome finished faucets in all baths
- Pressure balance valves for temperature control in showers

- Walk-in shower with acrylic pan and ceramic tile walls in primary bath
- Ceramic tile floors in primary bath, secondary bath, and laundry
- Low maintenance tub/shower in secondary bath
- 1.5cm quartz vanity tops and oval undermount sinks

#### Gourmet Kitchen

- Gourmet kitchen with ample cabinet space, island, and pantry (per plan)
- Quartz counter tops with undermount sink
- Stainless steel Whirlpool® appliances
- 42" cabinets with crown moulding
- Delta® chrome faucet
- Icemaker connection for refrigerator
- High capacity 1/3 HP disposal unit
- Conveniently located electrical outlets
- Many other optional items available

#### Energy Saving Features

- R-49 blown fiberglass ceiling insulation
- R-15 wall insulation in exterior walls
- Professionally designed HVAC system with 15 SEER Goodman equipment with 10-year limited warranty
- Low-E single hung windows
- LED bulbs installed in all interior and exterior fixtures
- Energy efficient water heater sized per plan
- Insulation and HVAC package inspected and tested by a third party consultant.



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