

PHILLIPS VILLAGE

13112 PHILLIPS ROAD
MATTHEWS, NC 28105



FEATURES

EXTERIOR

- Certain lots may require crawl space upgrade not included in base price
- Vented crawl space foundation with gravel and vapor barrier
- Textured fiber cement siding with low maintenance aluminum fascia and frieze, vented vinyl soffit
- 30-year old architectural asphalt shingles
- Painted composite siding on 1x4, 1x6, or 1x8 trim
- Painted composite columns (per plan)
- Wood shutters included (per plan)
- 5" Aluminum gutters with 3x4 downspouts
- 8' Exterior painted fiberglass front entry door and secondary doors with stainless steel hardware and glass profile (per plan)
- Covered front porches with vinyl ceilings
- Concrete rear patio or covered patio (per plan)
- 2 Car front entry garage featuring oversized carriage-style doors with decorative glass and hardware
- Includes chain driven opener with two (2) remotes
- LED disc lights in select areas per plan design
- Double eave flood lights (per plan)
- Two (2) exterior hose bibs
- Broom finish concrete front porch and driveway
- Low-E energy efficient, single hung white vinyl windows with screens and grill patterns (per plan)
- Professionally designed landscaping package with sod front yard irrigation, seed and straw side and back yard

INTERIOR

- 6'8" Interior door height with satin nickle or oil rubbed bronze hardware
- 9' Standard ceiling height on first floor, 8' for second floor
- MDF cove crown molding in foyer, kitchen and great room
- Capped wall staircase with carpeted treads and stained oak handrail
- Sherwin-Williams paint used throughout home
- Ventilated wire shelving in all closets

KITCHEN

- Granite countertops with 2x3 subway tile backsplash
- 42" Tall shaker styler white painted cabinets
- Cabinets include trash pull out, soft-close doors, drawers throughout and hardware
- Stainless steel undermount sink with delta single-handle faucet
- Stainless steel GE appliance package featuring 30" freestanding gas range, dishwasher, and above range microwave
- Badger garbage disposal
- Water line included for ice maker
- Tight mesh wire shelving in pantry

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FEATURES CONT.

OWNERS BATH

- Walk-in full tiled shower with framed glass door and combo niche
- Vanity includes granite countertops with 4" backsplash and two sinks
- 36" Raised vanity height
- 1/4" Plate mirrors with polished edges
- 8" Chrome plumbing fixtures
- Comfort height elongated toilets with whisper close seats

SECONDARY BATH

- Vanity includes Nest Select granite countertops with 4" granite backsplash, acorn ceramic sink
- 36" Raised vanity height
- 1/4" Plate mirrors with polished edges
- 8" Chrome plumbing fixtures and pedestal sink in powder room
- 4" Chrome plumbing fixtures in secondary baths
- Comfort height elongated toilets with whisper close seats
- Integrated fiberglass tub/shower insert

FLOORING

- 3" engineered hardwood in foyer, powder room, great room, dining room, kitchen, and first floor hallways
- Carpet with 5lb pad placed in all bedrooms, closets, study, office, and sitting room
- 12x12 ceramic tile in owner's bath, secondary baths and laundry room
- 3/4" Gold Edge high-performance water-resistant sub floor
- 5 1/4" Baseboards with 445 casing

ELECTRICAL

- Low voltage package with 5 CATS outlets with data pre-wire
- Smoke and carbon monoxide detectors installed per code
- GFI outlets in all baths and kitchen
- Light fixture allowance with out lighting partner
- Ceiling fan pre-wired for all bedrooms, great room, office, and sitting room
- Honeywell T10 thermostat
- Energy efficient HVAC system installed
- 50-Gallon gas water heater installed