



HIGHLAND PARK (SINGLE FAMILY)

INCLUDED FEATURES

EXTERIOR

Architectural Designs from UDA of Pittsburgh, PA
Established in 1964
World wide portfolio of city revitalization
Front yard landscaping
Individual site specific designed landscape plan
Automated sprinklers w/ drip irrigation to shrubs
Coral brushed nickle or ORB front door hardware
Waterproof GFCI exterior outlets at entrances
Cedar architectural wing fencing per lot
Exterior color palette design to match elevation style
Dual-pane Low E windows
Insulated exterior doors
Choice exterior coach lighting
Foundation plaster
House wrap
30-year high-performance architectural shingles
8' raised-panel metal garage door
Garage door opener w/ 2 remotes
Composite decking w/ painted handrail

INTERIOR

2-tone paint
Raised ceilings per plan
Vaulted ceilings per plan
Interior design consultation
6 or 2 Panel square top interior doors
Square drywall corners
Textured drywall finish
Stain-resistant carpet
3/8" 8 lb. Carpet pad
Laminate wood flooring in kitchen/breakfast nook
Laminate wood flooring in front entry
Tile flooring in all laundry and baths
Option of colonial or craftsman base & door casing
3 1/4" Base
2 1/4" Door
Privacy lock on bathroom doors and master suite
Rod and shelf above laundry
Space saving shelves in master closet
Linen, pantry, and storage spaces

KITCHEN

Quartz countertops
4" Quartz kitchen backsplash
Delta Leland faucet with SS or ORB finish
Waterline to fridge
Undermount stainless steel kitchen sink
Hardwood cabinetry
Deep cabinets over fridge
Lazy Susan cabinet (per plan)
30" Upper cabinets with crown molding included
Stainless steel GE appliances including:
Electric smooth top range
Micro hood
Dishwasher

BATHROOM

Separate tub & shower in master bath
Master shower w/ glass enclosure
Delta classic chrome faucet
Towel Bars./TP Holder/Towel Ring
Brush Nickel or Oil Rubbed Bronze
Ventura style hardware
Quartz 2 cm countertops
4" Quartz backsplash to match countertop
1/2 Bath w/ pedestal sink per plan

ELECTRICAL

Decora switches
6+ Recessed cans in kitchen (per plan)
Designer hanging lights in entry & dining nook
Water resistant GFCI outlets in kitchen & baths
Smoke/Carbon monoxide detectors per plan
Inside all bedrooms
Inside open areas
Ceiling fan in main family room
1 CAT5E (web/phone) lines
1 Smurf tube
LED can lighting per plan

ENERGY

Energy Star 3.0 certified
Whole Home Energy Performance designed
Tankless water heater
On-demand hot water
Double-pane Low E energy efficient windows
95% High efficiency furnace
HVAC cold air returns in all beds & main areas
Sealed exterior penetrations
Whole Home air tightness certification
Duct blaster test HVAC sealant certification
13 Seer Air conditioning system
2x6 exterior walls
Whole house fan

Our included features compliment the functional designs of each floorplan with particular attention to livable flow, convenience, & indoor/outdoor spaces. Plans incorporate storage, shelving, desk and organizational spaces where possible to increase efficiency within the home; making it possible to keep what matters most within comfortable reach. Outdoor living space is deliberately designed to keep you connected to your community and to mother nature.