



INCLUDED AMENITIES AND FEATURES

STUNNING GOURMET KITCHENS

- Distinctive granite slab or synthetic granite countertops with matching 6" backsplash
- Stain grade or paint grade shaker cabinets
- Durable euro hinges & full extension heavy-duty drawer guides
- Pendant lights over kitchen island
- Stainless steel finish appliances with black accents:
 - Built-in ovens and microwave
 - 36" Built-in gas cooktop with 5 sealed burners
 - 36" Exhaust hood with cooktop light
 - Energy Star® dishwasher
- Guest suite appliances (Guest Suite plans):
 - 30" Gas range with micro/hood
 - Dishwasher
- Single-compartment undermount sink with waste disposal
- Stainless finish pull-out faucet
- Pantry storage closet (per plan)
- Recessed refrigerator water valve box

ENERGY EFFICIENCY

- Solar Electric System (sized per plan)
- High-efficiency central heating and air conditioning system
- Zoned thermal equalizer system (Per Plan)
- Programmable thermostat
- Pilotless electronic ignition natural gas forced-air furnace
- Heat recovery ventilation system
- Insulated tight-duct system
- Energy-efficient house wrap
- Attic ventilation
- Energy-efficient vinyl low E³ dual-pane windows with white vinyl frames and decorative grids (per plan/elevation)
- Energy-efficient tankless hot water heater
- Insulated hot water lines
- On-demand hot water recirculation system
- Ceiling fan with decorative light fixture at each family room, master bedroom, as well as guest suite living & bedroom (per plan)
- Overhead lighting at each dining room, and secondary bedroom (per plan)
- Energy-efficient direct vent gas

- fireplace unit (per plan)
- Flow-controlled shower fixtures
- Water-saving toilets
- High-efficiency LED exterior lighting
- High-efficiency LED interior lighting (excluding garage and appliances)
- Weather seals on exterior doors and windows, except garage service-door
- Third party energy testing
- Water-efficient plumbing fixtures

SHOWCASE LIVING AREAS

- Luxury Vinyl Plank flooring at entry, kitchen, nook, drop zone, great room & dining room (per plan)
- Impressive 18"x18" ceramic tile floor at baths and laundry
- Designer-matched interior paint schemes
- 8' High sliding glass doors (per plan)
- Architectural and media niches (per plan)
- Breakfast nook (per plan)
- Cast masonry fireplace mantel and surround (per plan)
- Ceiling fan in family room, bonus room and master bedroom
- Two-panel interior doors with designer flat casing
- Satin nickel lever style door hardware
- Closet poles and shelving
- Decorator light fixtures with Decora® switches
- Flat profile window sills
- Formal living and dining area (per plan)
- Interior laundry room with stain grade cabinetry (per plan)
- Granite or synthetic granite laundry counter
- Linen and storage cabinetry (per plan)
- Master bedroom suite with walk-in closet
- Plush wall-to-wall carpeting with rebond pad
- Privacy lock at master bedroom door & bathroom doors
- Radius drywall corners (except at doors & garages)
- Designer profile door casings and baseboards
- Storage closets (per plan)



Yes! It's Included. A generous collection of designer features are no longer options, they are included features.



INCLUDED AMENITIES AND FEATURES CONT.

LUXURIOUS MASTER BATHROOM

- Granite slab or synthetic granite vanity countertops with 6" backsplash
- Mortar set ceramic tile floor and mosaic shower floor
- Undermount china sinks with 8" wide-spread Brushed Nickel faucets
- 36" Tall stain grade or paint grade vanity cabinets
- Elegant 42" high vanity mirrors
- Private water closet with elongated toilet
- Brushed Nickel bath accessories
- Satin nickel lever style door hardware with privacy door locks
- Large oval soaking tub
- Walk-in Shower
- Exhaust fan (with humidity sensing switch)

SECONDARY, SECOND MASTER & GUEST SUITE BATHROOMS

- Elegant and durable synthetic stone tub/shower surrounds at secondary bathrooms
- Synthetic stone vanities with undermount china sink
- Brushed Nickel bath accessories
- Satin nickel lever style door hardware with privacy door locks
- Exhaust fan (with humidity sensing switch)
- Full width 42" high vanity mirrors
- Elongated toilet
- 8" wide-spread chrome faucets (per plan)
- 18"x18" tile floor and mosaic tile shower floor

CURB APPEAL

- Architectural stucco trim detailing (per elevation style)
- Architecturally matched masonry veneer accents and/or fiber cement siding (per elevation style)
- Long-lasting architecturally matched composition shingles
- Coach lights at entry and rear patio, matched to elevation
- Insulated fiberglass raised-panel front entry door
- Sectional insulated garage doors
- Distinctive themed architectural elevations
- Complete front yard landscaping with rain sensing programmable

automatic irrigation system

- Designer-selected exterior paint schemes
- Broom finish concrete driveways, walkways, and door stoops
- Illuminated address plaque
- Conveniently located hose bibs
- Weather-proof electrical GFCI outlets at front and rear yards
- Convenient side-entry garage service-door on main garage
- Service walk from driveway to main garage service-door
- Spacious garage (per plan)
- Full-fascia gutters with downspouts

OPERATING SYSTEMS

- 200 amp electrical service, 225 amp electrical service on guest suite plans
- 220V dryer outlet and gas stub at main laundry
- Ethernet wired phone/data jacks at master bedroom and kitchen
- Coaxial and Ethernet wired phone/data cabling at bedrooms and great room as well as den (per plan)
- Bathroom and laundry room exhaust fans with internal humidistat controls
- Pre-plumbed for laundry sink and garage sink (per plan)
- Pre-wired for surround sound at family room
- Pre-wired for ceiling fan with light at secondary bedrooms and covered patio
- Pre-wired for satellite dish
- Structured wiring system
- Garage door opener at main sectional garage door
- Recessed dryer vent box
- Recessed washer plumbing box
- Dedicated circuit electrical outlets in garage

SAFETY FEATURES

- Fire sprinklers
- Hard-wired smoke detectors with battery back-up at all bedrooms
- Hard-wired carbon monoxide detectors with battery back-up as required
- Smart home security system with 4 wireless contacts, wireless motion detector & front door video doorbell

PRELIMINARY



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