

# FEATURES BY COMMUNITY

## Eagles Gate

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### OVERHEAD AT PORCHES:

- PAINTED T-1-11 PINE
- 3 1/4" STAIN-GRADE "CLEAR" CROWN PAINTED

### FASCIA & SOFFIT:

- FASCIA: ALUMINUM | SOFFIT: VINYL

### VENEERS:

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

### DOORS:

- 3/4 INSULATED GLASS, 1 LITE - FIBERGLASS DOOR AT FRONT WITH EXT. PAINT GRADE BRICK MOULD (PAINTED)
- FULL INSULATED GLASS, 1 LITE - METAL DOOR AT REAR WITH EXTERIOR PAINT GRADE BRICK MOULD (PAINTED)
- GARAGE DOOR: LINCOLN COLLECTION WITH MY Q MOTOR + WEATHER STRIPPING

### DOOR HARDWARE:

- KNOB & DEADBOLT, THRESHOLD: BRONZE
- INTERIOR - KNOB

### SHUTTERS:

- FIXED WOOD - TREATED PINE (PAINTED)

### LANDSCAPING:

- SODDED FRONT YARD ONLY TO REAR BUILDING LINE (10 PALLETS MAX)

### 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

### VICTORIAN MAILBOX & ADDRESS PLAQUE

### INSULATION:

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

### SHOWER:

- OVER 1400 SQ. FT. - TILE SHOWER WALLS WITH RECESSED NICHE & FIBERGLASS PAN, FRAMED GLASS DOOR 80", COMBO NICHE WITH 12" X 12" OVER 12" X 6"
- UNDER 1400 SQ. FT. - FIBERGLASS WITH 68.5" FRAMED GLASS DOOR

### SINKS:

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

### FAUCETS:

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

### ELONGATED TOILETS

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

### 11.2 GPM TANKLESS WATER HEATER (GAS ONLY)

### PAINT:

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

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### 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
- REAR ENTRY CUBBIES WHERE APPLICABLE

### INTERIOR TRIM:

- BASEBOARDS - CLASSIC 5-1/4" WITH 3/4" ROUND
- CASINGS - CLASSIC 3-1/4", WINDOWS - STOOL AND APRON
- CROWN - CLASSIC 5-1/4" IN FOYER, LIVING, DINING, KITCHEN, HALL & MASTER BEDROOM + (POWDER BATHS WHERE APPLICABLE)
- DOORS: HOLLOW CORE SMOOTH MASONITE, FRONT DOOR WITH PAINT GRADE INTERIOR CASING (PAINTED TO MATCH TRIM COLOR)

### FLOORING:

- CARPET IN SECONDARY BEDROOMS & CLOSETS
- CERAMIC TILE IN BATHROOMS AND UTILITY ROOMS
- VINYL PLANK (SPC) IN THE LIVING, DINING, KITCHEN (PER WEB PDF), MASTER BEDROOM & MASTER CLOSET(S)

### COUNTERTOPS

- 3CM GRANITE OR 2CM QUARTZ SLAB COUNTERS IN KITCHEN & BATHROOMS
- FLAT BAR SUPPORTS - ALL SLAB OVERHANGS DEEPER THAN 12" WITHOUT CORBELS

### FRAMED MIRRORS AND TOILET PAPER HOLDERS IN EACH BATHROOM

### BACKSPLASH:

- TUB SURROUND: 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 OR PENINSULA, HANGING FIXTURE AT THE DINING (EXCLUDING CATHEDRAL CEILINGS), RECESSED LED IN DINING (WITH CATHEDRAL CEILINGS)
- GENERAL LIGHTING: RECESSED LEDS IN FOYER, KITCHEN, LIVING, HALLS, UTILITY, PORCHES, AND BATHS (WALL SCONCES WHERE REQ'D IN THE HALLS)
- HVL, VL IN BATHROOMS
- LED FLUSH MOUNT LIGHTS IN SECONDARY BEDROOMS (STUDY WHERE APPLICABLE)
- FANS: IN LIVING ROOM & ALL BEDROOMS (LIGHT KITS ONLY IN BEDROOMS)
- ADDITIONAL LIGHTING: WALL MOUNT LIGHT AT FRONT ELEVATION (PER PLAN), LED WRAP LIGHTS IN GARAGE/CARPORT, FLUSH MOUNT DISK LIGHTS IN WALK IN CLOSETS, RAISED CABLE AND ELECTRICAL OUTLETS AT REAR AND SIDE PORCH

### APPLIANCES:

- 30" FREE STANDING GAS RANGE
- MICROWAVE OVEN/HOOD VENT COMBO
- DISHWASHER

### UTILITIES:

- GAS-HOT WATER, STOVE, HVAC

### USB OUTLET IN KITCHEN BACKSPLASH AND MASTER BEDROOM