

elmwood homes

- Standard Features -

Interior

- Professional interior design assistance to coordinate all interior and exterior color selections. 7-hour interior allowance, 1-hour Exterior allowance
- Generous lighting fixture allowance to be used directly with the lighting company
- 10 can lights throughout the home
- 6 Total Pre-wires (combination of RG6 & CAT6)
- Decora Rocker Switches
- One Rod and Shelf if space allows in Laundry Room over washer & dryer
- Splatter drag wall and ceiling drywall finish with round corners in presentation areas & square corners on windows
- Selection of Group 1-2 tile, Group 1 LVP/ engineered wood in Entry, first floor hallways, living room, dining room, nook, kitchen, and powder bathroom (first floor)
- Selection of Group 1-2 tile flooring in utility room and all other bathrooms
- Selection of Group 1 carpet in in all Bedrooms, Study, Flex-Space, Upstairs hallways, and Game/Media Room
- 1X6 MDF baseboard & 1X4 MDF door casing
- Cased windows in Family Room
- Choice of raised panel hollow core 8' doors on first floor and 6'8" Doors on 2nd Floor
- 42" wood burning fireplace with LVL 1-2 tile, brick or stone surround to mantle
- Knotty pine or painted mantle
- All tubs and showers installed over cement backer board
- Pull down attic stair or attic access through 2nd Story
- One wall paint (flat) & One trim color. One Cabinet Color. One Stain color for mantle & front door
- Carpet treads and risers on stairs with full oak starter step – Per Plan
- Interior Doorknob – Round or Oval in Satin Nickel

Kitchen

- Custom 42" cabinet uppers; painted with selection of panel cabinet doors
- Group 1, 3CM Granite or Quartz countertops
- Backsplash – LVL 1-8 Tile Standard
- Stainless Steel Undermount sink
- Delta Coranto Single handle Faucet in Arctic Stainless
- LG Stainless Steel Appliance package:
 - 30" Microwave
 - 24" Dishwasher
 - 30" Slide in Range

Smart Integration

- Wireless Door Contacts on Exterior Doors
- Motion Detector in Family Room
- 7" Touch Screen Wireless Security Keypad
- Clare Video Doorbell
- 3 Smart Lighting Zones
- Whole Home Wifi Guarantee
- Smart Front Door Lock & Garage Door Opener
- Smart Thermostat

Exterior

- Professionally landscaped front yard with two trees
- Sod – 1,800 SQ Yards
- Programmable & zoned sprinkler system at sodded areas- Including tree and foundation drip
- Insulated entry door into home from garage
- 8' Tall Garage Door
- Weatherproof outlets (2)
- Concrete walkway & driveway, broom finished (per community)
- Mailbox per community requirements
- Designer 8' wood front door
- Full seamless gutter system
- Hardie siding and soffit *Subject to change based on availability*
- Divided light windows on front elevation
- Cast stone engraved address block
- One paint and one stain color
- 2 Hose bibs
- Selection of natural brick with gray or buff mortar *Painted Brick is an upgrade option.
- 4x8 Painted CFB Soffit under porches

Master Bathroom

- Freestanding Tub with Woodhurst Roman Tub Trim
- Selection of Group 1 2CM Granite or Quartz countertops with round or rectangle undermount sink
- Delta Woodhurst plumbing fixtures in Brilliance Stainless
- Group 1-2 Ceramic tile flooring
- Recessed tile shower with Group 1-2 Ceramic Tile shower walls to 8' AFF
- Elongated commode
- Custom cabinets painted and choice of panel cabinet doors
- Plate glass framed mirrors

Secondary Bathrooms

- 60" steel tub with Group 1-2 ceramic tile walls up to 8' AFF
- Selection of Group 1, 2CM Granite or Quartz countertops with round or rectangle undermount sink
- Delta Woodhurst plumbing fixtures in Brilliance Stainless
- Group 1-2 Ceramic tile floors
- Elongated commode
- Custom cabinets painted and choice of panel cabinet doors
- Plate Glass Framed Mirrors

Safety, Engineering & Energy

- 16 SEER high efficiency Heat Pump with 2-year Warranty
- Hybrid Foam including:
 - R-13 Nominal fill open-cell foam on exterior walls
 - 2 ½" Air seal and R30 Blown Insulation on Attic Floor
 - Poly seal around windows and doors
- Double pane low E energy efficient vinyl windows in white, clay or pebblestone
- Engineered Post tension foundation
- Rain sensor on irrigation controls
- 30 Year Architectural shingles- Metal Roofing is an upgrade
- 2"x4" exterior wall construction
- Electric water heater

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Note: This handout is for illustration purposes only. Standard specifications may be different from the base floorplan and can vary by elevation and/or community. To continually improve our designs and architectural details, products and materials may change or discontinue without notice. Not all plans and elevations are available in all communities. 2/1/25