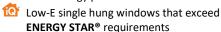


# Included Home Features with LIVING 100





Knauf EcoBatt® thermo & acoustical insulation

Energy saving LED comfort lighting

Pre-wired for stage two **EV charging station** 

TYPAR® high performance moisture and mold resistant house wrap

Solarbord® radiant attic cooling roof sheathing

Sherwin Williams® low-VOC paints

Lennox®15 SEER dual zone gas heating & cooling with Wi-Fi digital thermostats

MERV 8 air filtration system

Rheem® Pro quick recovery 50g electric water heater

Overhead Door® garage door with remote automatic opener

2-10 Home Buyers Warranty® 2 years Ltd. mechanical & 10 years Ltd. structural, insured!

## Inside the Home

9' smooth ceilings on main living floor 4 1/4" floor base & crown molding foyer trim, per plan

Shaw® OptiClean™ resilient flooring in foyer entry, per plan Shaw® R2X™ premium stain & soil resistance carpet with 6lb. pad, per plan

Sherwin Williams® flat wall paint and semi-gloss trim Super-slide ventilated wire closet shelving system CAT5 data pre-wired in living room & bonus room 200-amp electric service & technology panel Smoke detectors with battery back-ups Designer brushed nickel interior door hardware Insulated pull-down attic storage stairs, per plan LED Disc lights in hallways and bedrooms

Elegant heavy-duty deadbolt entry handle set **Therma Tru** - \* insulated entry door

Primed finished garage interior

Automatic garage door opener with (2) remotes

#### Outside the Home

floor truss systems

GAF® 25-Year roof shingle and ridge ventilation
Single hung vinyl bottom tilt-out windows
Front porch and rear patio, per plan
Seamless gutters and downspouts
(2) exterior GFCI outlets & (2) hose faucets
Engineered concrete foundation
Fully landscaped and auto-irrigated yard
Privacy fence between attached homes, per plan
Exterior LED security lighting
16" on center wall framing with precision engineered roof and

### Kitchen, Baths & Laundry

Flush LED Disc lights in kitchen

**GE®** stainless steel gas range, 3-cycle front control dishwasher and 1,000-watt microwave

Recessed icemaker water line connection

Marsh® Elements 42" kitchen cabinets with soft-close doors Granite kitchen countertops with full basin stainless steel undermount sink

Single lever chrome pull-out kitchen faucet

Moen® 1/3 hp switch operated sink disposal

Executive height bath vanities with white Quartz tops

White undermount sinks, single lever chrome faucets & large flat mirrors

Half-bath with pedestal sink and flat mirror

**Shaw® OptiClean™** resilient flooring in kitchen, baths & laundry Electric dryer connections

Decorative **Acrylx**® 60" full walk-in shower in Owner's bath w/ chrome curtain rod, per plan

Decorative **Acrylx**® 60" tub/shower combo in guest bath w/ chrome curtain rod

Elongated toilets and water saving fixtures

# The Community & Builder

Cothran Homes builder quality from the very start Professionally managed Homeowner's association with value protective covenants

Guided pre-settlement demonstration with our field experts 1-year express workmanship and 2-year component assembly ltd. warranties with 10-year structural insurance

11th month expansion courtesy touch-up

Community recreational amenities

Dedicated toll-free warranty request number

These are some of the included home features of Miller Park and are subject to availability and substitution at the Seller's sole discretion. For a complete list, including options and enhancements, contact your new home sales specialist for this community. As of 8/2025



