



Franklin Key Features

- ♦ Open floor plan
- ♦ Expansive kitchen with island
- ♦ Optional 4th bedroom or bonus room
- ♦ Double tray ceiling in owner's suite
- ♦ Large owner's suite walk-in closet
- ♦ First floor laundry room
- ♦ Open cell spray foam insulation

The Legacy Collection



ELEVATION B

2,239 sq. ft.

4 Bedrooms

2.5 Baths



First Floor



Second Floor

OPT. OWNERS BATH

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Legacy Collection Luxury Features and Options

Luxury Standard Features

Exterior Construction Features:

- Maintenance Free exteriors of Vinyl siding and soffit, brick front accent
- 12'x12' Concrete patio, driveway and walkways
- 2 exterior hose bibs
- Termite Soil Treatment Guarantee with renewable bond
- All framing members 16" on center
- Hand built 2x6 O.C. roof framing (no truss roof)
- Insulated steel exterior doors
- Rain diverters above all exterior entrances

Energy Efficiency Features:

- Open cell spray Foam insulation under roof deck
- R-13 fiberglass insulation in all exterior walls
- Programmable thermostat
- Energy Star** rated Low E Insulated glass tilt sash windows
-  High Efficiency heat pumps and HVAC units with Puron
- R-8 insulated high efficiency duct work with fresh air intake
- Air infiltration fighting house wrap
- Vented exhaust fans in all bathrooms
- Quick recovery 50-gallon water heater

Interior Features:

-  **MOHAWK** Laminate wood in foyer
-  **MOHAWK** Stain resistant carpet in dry areas
- Vinyl flooring in bathrooms and kitchen
- 6'8" tall interior doors
- Designer wall paint colors with contrasting semi-gloss trim paint
- 2-piece crown molding, chair railing and wainscoting in Dining Room
- 9' ceiling on ground floor of 2 story homes
- Full size fully finished Double Car Garage
- Pull down stairway to attic
- Smoke and Carbon Monoxide detectors
- Satin Nickel, Oil Rubbed Bronze, or Black door hardware
-  **KEMPER** Echo cabinets
- Designer laminate counter tops

Kitchen Features:

-  **FRIGIDAIRE** Black Smooth top electric range and microwave/vent hood
-  **FRIGIDAIRE** Energy Star dishwasher and disposal
- Recessed ice maker connection

Bathroom Features:

- Double sinks in Owner's bath
-  **MOEN** Chrome Faucets and bath accessories
- Maintenance free fiberglass tub/showers
- Pedestal sink in Powder room
- Laminate counter tops
- Low flow elongated bowl toilets

Landscaping Features:

- Sodded yard
- 18 plants in front of home, Street Tree, Pine Straw Beds

Electrical Features:

- Ceiling fans in Great Room, Bonus Room, and Owner's Suite
- 150 or 200 amp electrical service panel
- Prewire for cable TV or CAT 5 high speed internet - 1 per room
- 2 exterior weatherproof GFCI electrical receptacles
- Prewire for electric garage door opener

Customer Care and Warranty:

-  Home Buyers Warranty
- Design Consultation and 2 hours of professional design time
- Pre-construction orientation
- Post construction demonstration and Builder warranty meeting
- Personalized customer care service - On Demand

Optional Features

Exterior Options:

- Irrigation package - 3 zone
- Garage Coach Lights
- Exterior garage exterior door
- Security lights
- Rear covered porch
- Additional concrete

Interior Options:

-  **daltile** Ceramic tile flooring
-  **MOHAWK** Laminate, Hardwood flooring, & premium carpet
- Lever and egg-shaped door hardware
- HVAC Perfect Temp Zone
- Floor receptacle
- Electric garage door opener
- Home Theater and stereo wiring and speakers
- Laundry Sink
- Coffered ceiling in dining room

Bathroom Options:

- Luxury Owner's fiberglass shower and separate garden tub
- Owner's bath granite vanity tops
- Ceramic tile shower in owner's bath
-  **MOEN** decorative fixtures
- Walk-in shower in secondary baths

Kitchen Options:

- Granite counter tops
- Ceramic tile/Subway Tile backsplash
-  **FRIGIDAIRE** Stainless steel appliances
- 36" or 42" tall cabinets with crown molding
- Additional cabinet door styles, painted, and glazed
- Decorative cabinet hardware
- Pendant lighting



Gold and Platinum Standards

Included Platinum Standards in the Legacy Collection



- Coffered Ceiling with Wainscoting in Dining Room
- Handscraped Wood Laminate Flooring (first floor common areas)
- Stainless Steel Appliances
- Granite Countertops (kitchen and all bathrooms)
- Owner's Bath Garden Tub and Separate Shower
- Ceramic Tile (owner's bath floor)
- Ceramic Tile Backsplash (kitchen and owner's garden tub)
- Kemper 42" Upper Cabinets with Crown
- Pendant Lighting over the Kitchen Island
- Upgraded Plumbing Fixtures (Brushed Nickel or Oil Rubbed Bronze)
- Covered Rear Patio
- Brick front accent
- 3 Zone Irrigation System
- Garage Door Openers

Included Gold Standards in the Cottage Collection



- Stainless Steel Appliances
- Granite Countertops in Kitchen and all Bathrooms
- Kemper 36" Upper Cabinets with Crown
- 3 Zone Irrigation System
- Pendant Lighting over the Kitchen Island
- Faux Wood Blinds on all windows

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