

Exterior Detailing and Custom Features

- Cementitious **James Hardie** Beaded Smooth Siding and Accents
- Metal Roof Accents and Gutters (per plan)
- **Certainteed** 30 year Architectural roof shingles
- Ridge vent roof
- Solid PVC Exterior Trim in lieu of metal covered wood
- Raised solid foundation with full brick skirt
- Decorative Painted smooth finish fiberglass front door
- **Kwikset** Bluetooth smart lock
- Vinyl single hung thermal **Low E** glass tilt-in windows with screens
- 2 Exterior weatherproof electrical receptacles
- 2 Exterior water faucets
- Upgraded 8' Tall overhead garage door with decorative glass inserts
- Garage door opener pre-wire
- Premium sodded front yard and Professionally fully landscaped yard, sod is lot specific depending on terrain
- Air barrier and sealing
- Community Mailbox and Community Sidewalks
- Exterior lights on photocell maintenance

Interior Touches Inside Your Home

- 9' ceilings, first and second floors- Per Plan
- Smooth finish walls and ceilings all areas
- Colonial Textured Interior Doors with Satin nickel door levers and hinges
- Window stools with 3/4" casing
- Garage finished with drywall
- Standard garage receptacles
- **Sherwin Williams** Interior paint - Flat on walls and ceilings, 8 color options (choice of one). Semi-gloss on all trim and doors, bright white (Low VOC)
- **Shaw** LVP flooring in Formal Foyer, Powder, Kitchen, Laundry, and Mudroom (per plan)
- **Shaw** LVP Flooring In all Secondary Baths
- **Shaw** Stain Resistant Carpet in balance of floor space (Low VOC)
- 4 1/4 Baseboards, 3/4' Door Casing
- Structured wiring package to include cable and data outlets in 5 locations plus a central distribution hub
- Ceiling fan prewire in family room, bedroom 2, bedroom 3, and primary bedroom
- Switched outlets installed in the secondary bedrooms
- Recessed 6" lights in kitchen & hallways with LED lighting throughout
- Designer brushed nickel light fixtures
- Walk in closet with super slide ventilated shelving

Kitchen Features

- 42" **Merrilat** upper kitchen cabinets with crown molding, choice of 2 door profiles and 5 color finishes
- Cabinet hardware on doors and drawers
- Trashcan pullout
- Soft close cabinet doors
- Granite or Quartz kitchen countertops
- Under-mount single bowl stainless steel sink
- **Delta** Pull out spray faucet in chrome finish
- Icemaker water supply
- **GE** Stainless Steel Appliance Package including free standing smooth top electric range, dishwasher, and microwave.
- Garbage Disposal

Exceptional Primary's Bath Details

- Comfort height vanities with Merrilat Soft close cabinet doors, choice of 2 door profiles and 5 color finishes
- Granite countertops
- **Delta** Chrome faucets and tub fixtures
- Luxury Ceramic full tile shower, Orek schulter system, with semi-frameless shower door in choice of 4 color finishes
- Ceramic tile flooring
- Elongated toilets - ergo height

Secondary Baths Include

- Comfort height vanities with Merrilat Soft close cabinet doors, choice of 2 door profiles and 5 color finishes
- Cultured marble countertops
- **Delta** Chrome faucets and tub fixtures
- Easy maintenance fiberglass tub/shower inserts
- Designer Vinyl flooring
- Elongated toilets - ergo height

Energy Efficiency/Environment

- Gas Heat
- Energy Efficient Insulation Package
- HVAC with a programmable thermostat
- Tankless On Demand water heater
- Carbon Monoxide Detectors
- Smoke Alarms in every bedroom
- Radiant barrier Techshield roof sheathing over heated areas

Quality Assurance and Warranty

- Pre-drywall walk through
- Pre-settlement orientation
- Complete In-house Warranty and customer Service Department
- 60 Day AND 11-month Post-closing follow up
- Quality Builders Warranty SOS Home Warranty Program



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