

elmwood homes

- Standard Features -

Matthews Farms – Tuscan Estates – Byrum Ranch – Peaks of Lone Elm – Ranch at Stone Hill

Interior

- 10 Can Lights Throughout the Home
- One Rod and Shelf in Laundry Room Over Washer & Dryer
- Selection of Engineered or Laminate Wood Flooring in Entry, Hallways, Living Room, Dining Room, Nook, Kitchen, Pantry, and Powder Bathroom (First Floor)
- Selection of Tile Flooring in Utility Room and all Other Bathrooms
- Selection of Carpet in all Bedrooms, Study, Stairs, Upstairs Hallways, and Game/Media Room
- Cased Windows in Family Room
- Choice of Raised Panel Hollow Core 8' Doors on First Floor and 6'8" Doors on Second Floor
- Divided Lite French Doors at Study Per Plan
- Interior Door Handles – Round or Oval in Satin Nickel
- 42" Wood Burning Fireplace. Choice of Tile, Brick or Stone Surround to Mantle. Hearth Included.
- Stained or Painted Mantle
- Walls & Ceilings One Color (Flat), Trim & Cabinets One Color (Semi-Gloss), One Stain Color Included
- Treads and Risers on Stairs with Full Oak Starter Step – Per Plan
- Generous Lighting Fixture Allowance to be Used Directly with the Lighting Company

Kitchen

- Energy Star® LG Kitchen Appliance Package in Stainless Steel. Includes the Following:
 - 30" Slide in Range
 - Custom Wood Hood
 - Built-In Microwave with Trim Kit
 - Top-Control Dishwasher
- Custom Paint or Stain Grade 42" Uppers with 36" Base Cabinets Per Plan
- Selection of 3cm Countertops
- Selection of Ceramic Tile Backsplash
- Painted Sheetrock on Front of Island
- Stainless Steel Undermount Sink
- Delta Coranto Single Handle Faucet in Arctic Stainless

Technology and Security

- Wireless Door Contacts on Exterior Doors
- Motion Detector in Family Room
- 7" Touch Screen Wireless Security Keypad
- Clare Video Doorbell
- 3 Smart Lighting Zones
- 3 Total Pre-wires (combination of RG6 & CAT6)
- 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
- 8' Tall Garage Doors with Smart Openers
- Weatherproof Outlets (2)
- Concrete Walkway & Driveway, Broom Finished (per Community)
- Designer 8' Wood Front Door (Painted or Stained)
- Satin Nickel Front Handle Set with Smart Keypad
- Full Seamless Gutter System
- Divided Light Windows on Front Elevation
- Cast Stone Engraved Address Block
- One Paint and One Stain Color (Per Elevation)
- 2 Water Hose Bibs
- Selection of Natural Brick with Gray or Buff Mortar (Painted Brick is an Upgrade Option)

Master Bathroom

- 5' Freestanding Tub with Woodhurst Deck Mount Faucet
- Selection of 2cm Countertops with Rectangle Undermount Sink
- Delta Plumbing Fixtures in Stainless
- 8" Widespread Vanity Faucets
- Selection of Tiled Shower Surround to 8' AFF with Tiled Mud Pan
- Elongated Commode
- Low Profile Framed Mirrors
- 36" Tall Base Cabinets Per Plan

Secondary Bathrooms

- 60" Steel Tub with L1-2 Tiled Surround to 8' AFF
- Selection of 2cm Countertops with Rectangle Undermount Sink
- Delta Woodhurst Plumbing Fixtures in Stainless
- 4" Center Set Vanity Faucets
- Elongated Commode
- Low Profile Framed Mirrors
- 36" Tall Base Cabinets Per Plan

Safety, Engineering & Energy

- 16 SEER High Efficiency Heat Pump with 2-year Warranty
- Honeywell Programmable Smart Thermostat
- 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 Pebble-Stone
- 30 Year Architectural Shingles- Metal Roofing is an Upgrade