



INCLUDED FEATURES & AMENITIES

STUNNING GOURMET KITCHENS

- Distinctive granite slab or engineered stone countertops
- Full decorative tile backsplash (per designer package)
- Stain grade or paint grade cabinets (per designer package)
- Durable euro hinges & full extension heavy-duty drawer guides
- Under cabinet lighting
- Pendant lights over kitchen island
- Stainless steel finish appliances with black accents:
 - Built-in oven and microwave
 - 30" Freestanding gas range with 5 sealed burners
 - 30" Exhaust hood with cooktop light
 - Energy Star® dishwasher
- Guest suite appliances (3110, 3184 & 3303 Plans):
 - 30" Gas range with micro/hood
 - Dishwasher
- Single-compartment undermount sink with waste disposal
- Stainless finish pull-down faucet
- Pantry storage closet (per plan)
- Recessed refrigerator water valve box

ENERGY EFFICIENCY

- Solar Electric System (sized per plan)
- High-efficiency central heating and air conditioning system
 - Zoned thermal equalizer system (Per Plan)
 - Programmable thermostat
 - Insulated tight-duct system
 - Heat Recovery Ventilation system
- Energy-efficient house wrap
- Attic ventilation
- Energy-efficient vinyl low E dual-pane windows with white vinyl frames and decorative grids (per plan/elevation)
- Energy-efficient tankless hot water heater
- Insulated hot water lines
- On-demand hot water recirculation system
- QuietCool® whole house fan (not included in guest suites)
- Ceiling fan with decorative light fixture at each great room, master bedroom as well as guest suite living (per plan)

- Overhead lighting at each dining room, secondary bedroom and guest suite bedroom (per plan)
- Energy-efficient direct vent gas fireplace unit (per plan)
- Flow-controlled shower fixtures
- Water-saving toilets
- High-efficiency LED exterior lighting
- High-efficiency LED interior lighting (excluding appliances)
- Weather seals on exterior doors and windows, except garage service-door
- Third party energy testing
- Water-efficient plumbing fixtures

SHOWCASE LIVING AREAS

- Luxury Vinyl Plank flooring at entry, kitchen, nook, drop zone, great room & dining room (per plan)
- Impressive 18"x18" ceramic tile floor at baths and laundry
- Plush wall-to-wall carpeting with rebond pad
- Designer-matched interior paint schemes
- 8' High sliding glass doors (per plan)
- Cast masonry fireplace mantel and surround (per plan)
- Ceiling fan in great room, master bedroom and guest suite living
- Two-panel interior doors with designer flat casing
- Oil-rubbed bronze lever style door hardware
- Closet poles and shelving
- Decorator light fixtures with Decora® switches
- Flat profile window sills
- Interior laundry room with upper and lower cabinetry (per plan)
- Linen and storage cabinetry (per plan)
- Master bedroom suite with walk-in closet
- Privacy lock at master bedroom door & bathroom doors
- Radius drywall corners (except at doors & garages)
- Designer profile door casings and baseboards
- Convenient Storage closets (per plan)



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INCLUDED FEATURES & AMENITIES

LUXURIOUS MASTER BATHROOM

- Granite slab or engineered stone vanity countertops with 6" backsplash
- Mortar set ceramic tile shower pans and surrounds
- Undermount china sinks with 8" wide-spread Tuscan Bronze faucets
- 36" Tall stain grade or paint grade vanity cabinets
- Elegant 42" high vanity mirrors
- Private water closet with elongated toilet
- Tuscan Bronze bath accessories
- Oil-rubbed bronze lever style door hardware with privacy door locks
- Spacious soaking tub
- Curbless walk-in Shower
- Exhaust fan (with humidity sensing switch)
- 18"x18" tile floor

SECONDARY BATHROOMS

- Elegant and durable Piedrafina marble tub/shower surrounds at secondary bathrooms & guest suite bathroom
- Synthetic stone vanities with undermount china sink
- Tuscan Bronze bath accessories
- Oil-rubbed bronze lever style door hardware with privacy door locks
- Exhaust fan (with humidity sensing switch)
- Full width 42" high vanity mirrors
- Elongated toilet
- 8" wide-spread Tuscan Bronze faucets (per plan)
- 18"x18" tile floor

CURB APPEAL

- Architectural stucco trim detailing (per elevation style)
- Architecturally matched masonry veneer accents and/or fiber cement siding (per elevation style)
- Long-lasting architecturally matched concrete roof tile (per elevation style)
- Insulated fiberglass raised-panel front entry door
- Sectional insulated garage doors
- Distinctive themed architectural elevations
- Complete front yard landscaping with rain sensing programmable automatic irrigation system

- Designer-selected exterior paint schemes
- Broom finish concrete driveways, walkways, and door stoops
- Illuminated address plaque
- Conveniently located hose bibs
- Weather-proof electrical GFCI outlets at front and rear yards
- Convenient side-entry garage service-door on main garage
- Service walk from driveway to main garage service-door
- Spacious garage (per plan)
- Full-fascia gutters with downspouts

OPERATING SYSTEMS

- Ethernet wired phone/data jacks at master bedroom and kitchen
- Coaxial and Ethernet wired phone/data cabling at bedrooms and great room as well as study (per plan)
- Pre-wired for surround sound at great room
- Pre-wired for ceiling fan with light at secondary bedrooms, covered patio & guest suite bedroom (per plan)
- Pre-wired for satellite dish
- Structured wiring panel
- Garage door opener at each sectional garage door
- Bathroom exhaust fans with internal humidistat controls
- Recessed dryer vent box
- Recessed washer plumbing box

SAFETY FEATURES

- Fire sprinklers
- Hard-wired smoke detectors with battery back-up at all bedrooms
- Hard-wired carbon monoxide detectors with battery back-up as required
- Pre-wired for security alarm keypad, motion detector, door sensors and sounder

DESIGNER FINISHES

JMC's designers work with our suppliers to assemble beautiful all-inclusive packages, saving you time and money. If you purchase a home before the designer package cutoff, you will be able to choose one of the available packages. The package cannot be changed after the cutoff.

