



Standard Product Inclusions

GREEN TECHNOLOGY

- High performance dual-pane low-E glass windows
- Water conserving toilets, faucets, and shower heads
- Full exterior door weather stripping
- Upgraded exterior moisture barriers
- Blown-in R-23 exterior walls insulation
- Blown-in R-49 attic insulation
- Insulated air ducts in attic
- Energy-efficient LED lighting
- 3rd party energy testing
- Dual-zone heating and air conditioning
- HVAC: 13 SEER condenser
93% energy efficient furnace
- 50 gallon quick recovery,
temperature controlled
water heater
- Certified Air Seal tested
- All wall penetrations caulked & sealed to minimize air infiltration
- Limited lifetime architectural grade roof system including shingles & metal (as per plan)
- 2x6 exterior walls with blown-in R23 high density fiberglass insulation and interior wall with moisture barrier
- 8' fiberglass painted keyless entry door
- Sectional roll-up 8' insulated garage door, quiet auto opener, 2 transmitters and keycode pad
- Sealed concrete driveway
- Dark Skies certified exterior lighting
- 2 hose bibs
- Convenient exterior GFCI electrical outlets
- Gas stub for future BBQ
- Outdoor rear sealed concrete patio
- Holiday lights eave outlet and switch
- Design time included for modifications & customization
- Extensive fully landscaped front & rear yards with sprinkler system
- Professionally maintained landscaping by HOA
- Aluminum clad wood windows

DISTINCTIVE EXTERIORS

- 10 distinctive exterior elevations
- Designer coordinated exterior colors materials & roof combinations
- Maintenance free metal fascia and soffit
- Cement fiber exterior siding
- Covered front porch

EXCEPTIONAL INTERIORS

- 10' ceiling height main level
- 8' ceiling height upper level
- Paint grade interior doors with nickel or chrome hardware
- Customized handrails
- Finished window sills with white painted sill and apron
- Semi-customizable floor plans
- Craftsman style semi-gloss paint grade trim including 6" baseboards throughout
- Choice of wood or tile flooring in entryway, kitchen, family/dining room, bathrooms, and laundry/mud room
- Quality carpet & pad in bedrooms and hallways
- Lightly textured walls and ceiling throughout
- Privacy insulated Owner's Suite
- Sound attenuation walls surrounding all baths & mechanical rooms
- Two-tone designer paint
- Designer selected paint colors
- Data and cable combo structured wiring in all bedrooms, family/great room, and bonus room
- Command center with homework stations and charging stations. Including electrical outlets with USB ports
- Gas fireplace with electric ignition & blower
- Recessed LED lighting throughout (as per plan)
- Designer lighting package
- Option to brace & prewire for future ceiling fans
- Finished garage with LED lighting
- Smoke alarm and carbon monoxide monitors
- Optimal window placement for views and natural light
- Expert interior design assistance included for selecting interior finishes & products

DESIGNER KITCHEN

- Granite or Quartz slab countertops with 4" backsplash (Grade 1-6)
- Shaker cabinetry with a flat panel and option to paint or stain.
- Concealed hinge soft close drawers with nickel or chrome hardware
- Recessed LED lighting throughout
- Stainless steel kitchen sink with In-Sink-Erator® disposal
- Moen® nickel or chrome pull-out spray faucet
- Stainless steel KitchenAid® appliance package:
 - KitchenAid® 36" Refrigerator
 - KitchenAid® 36" Range
 - KitchenAid® Double ovens
 - KitchenAid® Microwave
 - KitchenAid® Dishwasher
- Walk-in Pantry with shelves and appliance center
- Spacious eat-in Kitchen Island

OWNER'S SUITE / BATH

- Shaker cabinetry with a flat panel and option to paint or stain.
- Concealed hinge soft close drawers and nickel or chrome hardware
- Granite or Quartz slab countertops with 4" backsplash (Grade 1-6)
- Double vanity with undermount porcelain sinks
- Separate walk-in shower with full euro glass enclosure, tile surround and decorative shampoo shelf
- Integrated shower bench (as per plan)
- Moen ® nickel or chrome plumbing fixtures with matching bath hardware
- Elegant vanity lighting with nickel or chrome finish
- Custom framed vanity mirrors
- Elongated comfort height porcelain toilet with soft close lid
- Large walk-in closet with shelving

SECONDARY BATHROOM(S)

- Shaker cabinetry with a flat panel and option to paint or stain.
- Concealed hinge soft close drawers and nickel or chrome hardware
- Granite or Quartz slab countertops with 4" backsplash (Grade 1-6)
- undermount porcelain sinks
- Tub and/or shower tile surround with semi-euro glass enclosure (where applicable)
- Moen ® nickel or chrome plumbing fixtures with matching bath hardware
- Elegant vanity lighting with nickel or chrome finish
- Custom wood framed vanity mirrors
- Elongated comfort height porcelain toilet with soft close lid

LAUNDRY ROOM

- Shaker cabinetry with a flat panel and option to paint or stain.
- Concealed hinge soft close drawers and nickel or chrome hardware
- Granite or Quartz slab countertops with 4" backsplash (Grade 1-6)
- Efficient laundry room with recessed can lights and fiberglass utility sink
- 220-volt dryer and gas stub