

# FEATURES

## EXTERIOR DESIGN

- Vinyl Siding
- Roof - 30 year asphalt / fiberglass shingle - architectural design
- High Efficiency, Low E Profile, Vinyl Clad
- Leaders and Gutters - Piped Underground, Away From Foundation
- Fascia - Maintenance Free Custom Wrapped Aluminum
- Patio - As Per Plan

## STRUCTURAL

- Pursuant to local building code
- Foundation, basement floor (if applicable), footings poured concrete
- Garage floor steel reinforced poured concrete
- Fireplace - zero clearance gas with wood mantle and marble surround/optional
- First floor 3/4" plywood
- Insulation R-19 wall, R-30 blown fiberglass / attic
- Footing drains
- Eight (8) foot ceilings, 1st floor

## AVAILABLE UPGRADES

- Gas Grill Hook Up
- Granite Counters - Kitchen
- Hardwood Flooring in Bedrooms
- Fireplace
- Garage Door Openers
- Additional upgrades available at buyer's request

## INTERIOR DESIGN

- Ceilings - smooth finish
- Walls - 2 coats Benjamin Moore or equal flat paint, one color throughout
- Woodwork - Benjamin Moore or equal semi gloss paint
- Doors - six panel molded, smooth finish, painted
- Flooring - Great room, dining room, foyer, kitchen pre-finished oak flooring; laundry room, and baths - ceramic tile; Bedrooms - carpet
- Clothes closets - single level white Melamine shelving with poles
- Pantry/linen closets-four level white Melamine shelving
- Custom interior trim package - 2 1/2" casing for windows & doors, 3 1/2" base trim

## LANDSCAPE

- Landscaped yard
- Front walk concrete system driveway to front door
- Driveway - Asphalt paved



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## UTILITIES

- Public Water and Sewer, Natural gas
- Underground Cable, TV, Telephone

## APPLIANCES & CABINETS

- Appliance Allowance - \$2,300
- Electric stove – gas stove upgrade
- Interior Lighting Fixtures Allowance - \$700  
Includes: bulbs, door bells & chimes.
- Exterior fixtures provided by Builder

## PLUMBING

- Stainless steel fixtures
- Whirlpool tub
- One-piece vanity top with integrated sink
- Elongated toilet
- Kohler fixtures

## MAIN BATH

- One-Piece fiberglass tub/shower
- One piece vanity top with integrated sink
- Elongated comfort height toilet
- Kohler faucets

## HEAT & HOT WATER

- Gas fired 1 zone forced hot air
- Central air
- Electric water heater

## KITCHEN & CABINETS

- Stainless steel single bowl sink
- Kohler faucet with spray
- Garbage disposal
- Standard designed kitchen cabinets with laminate counter tops

## LAUNDRY ROOM

- Washer & dryer hook-ups

## ELECTRICAL

- Electrical outlets and switches per code
- 200 Amp service
- Five (5) recessed lights
- Outlets for cable/phone
- Exhaust fan/light in bathrooms
- Overhead garage door opener w/2 remotes
- Exhaust fan / light in bathrooms
- Overhead garage door opener with two (2) remotes

**\*Plans and specs subject to change at builder's discretion**