

TOP FEATURES:

- Air conditioning
- Gas fireplace
- 8' interior doors
- Solid surface countertops
- Full overlay cabinets in beech or heartwood
- Laminate flooring
- 6' vinyl fencing
- Smart home technology

Exterior Selections

Exterior Finishes

- Covered porch & back patio per plan
- Pella Windows - Low-e, white vinyl frames with screens
- Entry door - 3' x 8' craftsman-style fiberglass
- Sliders white vinyl (per plan)
- House to a garage door - 6'8" fire-rated door
- Garage service door - 6'8" fiberglass door
- 16' x 8' Overhead garage door- non-insulated steel door, includes ½ hp opener with 2 remotes & keypad
- Roofing - Limited lifetime IKO composite asphalt shingle
- Siding - painted cementitious siding, accents (per plan)
- Sherwin Williams exterior color schemes per selections
- Cultured stone or brick

Lighting

- Wall sconce lighting flanking each side of overhead garage doors and at service door (per plan)
- Can lighting at front porch & back patio (per plan)

Landscaping

- Front yard sod with automatic sprinkler system
- Barked plant beds with cement edging

Gutters

- Full gutters (per plan)

Fencing

- 6' vinyl fencing

Structural & Utilities Selections

Framing

- 24" center stud framing, 9' high ceilings on main & upper floors. Basements have 9' tall ceilings with built-down soffits.
- Engineered joist floor system
- Engineered roof trusses
- Vaulted ceilings (per plan)

Foundation

- Crawl space or slab (per plan)

Site Finish

- Concrete flatwork - Broom finish
- Garage slab - Smooth finish
- Walkway & front porch - Exposed aggregate

Insulation & Drywall

- R30 floors, R21 walls (excluding garage), R49 ceiling (excluding garage), R30 above inaccessible areas
- Garage- Gypsum board hung, & fire taped per code, non-insulated

HVAC & Mechanical

- Furnace - 95% high-efficiency gas
- Water heater - 50 gallon gas
- Air conditioning
- 2 exterior hose bibs, location per plan
- Gas fireplace, shiplap to ceiling with floating mantle

Smart Home Features

- Smart Nest thermostat
- Smart Nest doorbell
- Smart home prewire tube
- Prewired for 2 speakers in living room, kitchen, and upstairs media room (per plan)

Electrical & Low Voltage

- 200-amp service
- Cable and smurf tube in great/living room
- Cat 6 locations-1 at great/living room, master bedroom & office/den (per plan)
- 1-USB outlet at the kitchen island, 2 at the master bedroom
- 2-Weather proof outlets one each located on the front porch & back patio
- 220v plug-in for a range
- Smoke & carbon monoxide detectors per code
- Laundry-Whole house fan with timer, 220v dryer hook up (dryer not included)
- Master bedroom, ceiling fan prewire only
- Decora switches and face plate outlets in white

Interior Selections

Interior Finishes Drywall & Paint

- House Interior - Skip trowel ceilings & orange peel wall finish with square corner bead
- Sherwin Williams paint throughout in eggshell/satin finish, one color
- 3 cm solid surface counters throughout with flat eased edge
- Laminate Flooring - Entry, kitchen, dining, living, hallways, baths & laundry (per plan)
- Carpet with 6lb pad in bedrooms, closets & stairs (per plan)
- Full height tiled backsplash in kitchen
- 4" solid surface backsplash at baths & laundry to match countertop surfaces (per plan)

Interior Doors & Trim

- 8' tall, 2-panel craftsman hollow core doors painted white
- 5" base white trim package
- Cased wrapped closets with bypass doors
- Window sill and apron
- Window trim 3-sided wrapped with drywall
- Closet shelving white wire in bedrooms, linen, pantry, and laundry area. Double-hung shelving in master closet (per plan)

Hardware-Door

- Exterior - Schlage Encode, wi-fi compatible smart lock
- Interior door lever handles and hinges to match interior plumbing finish

Cabinetry

- Painted heartwood or beechwood stained cabinets with soft close doors & drawers, full overlay style per selections scheme
- Pull out the trash drawer
- 36" vanity cabinets in baths
- All cabinetry includes knobs on doors & bar pulls on drawers - finish to match plumbing
- 36" laundry base cabinet with utility sink (per plan)

Plumbing

- Kitchen Sink - Stainless steel single bowl undermount with ½ hp disposal
- Kitchen Faucet - Kohler Semi-Pro with pull-down sprayer in brushed nickel or matte black (finish based on selections boards)
- Baths Faucets - Kohler plumbing fixtures in either brushed nickel or matte black (finish based on selection boards)
- Bath Sinks - Rectangle undermount white
- Bath Accessories - Robe hooks to match plumbing
- Toilets - White elongated comfort height
- Master Shower - Tile surround with frameless shower door and fiberglass pan
- Master tub unit fiberglass with tiled wainscot surround (per plan)
- Secondary bath(s) - fiberglass tub/shower unit, no door
- Utility sink top mount, per plan, with Kohler faucet to match plumbing fixtures

Lighting

- Pendant lights over island (per plan)
- Flush mount and can lighting per plan
- Vanity wall lighting in bathrooms, 2 or 3 light fixtures (per plan)

Appliances

- 30" gas range/oven
- 24" dishwasher
- Microwave/hood vent over range

Mirrors

- Plate glass mirrors in all baths