

Exterior Features

- Coastal, Heritage and European Architectural Designs (per community)
- Architectural straight lap vinyl siding (color choices)
- **Low-E** Single-hung tilt vinyl windows with grids (screens included)
- Carriage style garage door with opener
- Professional landscape package to include partial front yard sod with foundation plantings, seed and straw sides and rear yard
- 30-year dimensional asphalt shingles
- Brushed finished concrete driveway, porches, stoops, sidewalks and 10' x 10' patios (per plan)
- Two car front load garages
- Garage completed with Sheet Rock (No Paint)
- Brushed chrome deadbolts on exterior doors
- Hose bib in front and rear
- Custom neighborhood mailbox
- Engineered concrete foundation
- Fiberglass front door
- Pest control (slab pretreatment)

Interior Features

- Decorator designed painting, flooring, lighting, cabinets, and countertop finish options
- 9' smooth ceilings on the first floor
- 5 ½" upgrade baseboard trim
- **Hardwood floors in foyer, kitchen, breakfast nook, flex or dining (if applicable)**
- Vinyl flooring in kitchen, laundry and all baths
- Soil resistant carpet with 7/16" 6lb. rebond pad
- Brushed chrome door hardware
- Traditional 2-panel doors
- Ventilated shelving in closets

Kitchen Features

- 36"/42" up and down cabinets and brushed nickel knobs
- Exciting kitchen island designs (per plan)
- **Granite countertops**
- Stainless steel appliances package includes smooth cook top range with oven, over the range microwave and dishwasher
- Stainless steel double bowl sink with vegetable sprayer
- Designer chrome single lever faucet
- Pantries per plan to include ventilated shelving
- Icemaker connection provided at refrigerator location

Bath Features

- Raised height vanity in owner's bath with 2 bowls
- One-piece fiberglass tub/shower units in bathrooms (per plan)
- Powder room to include pedestal sink with mirror (per plan)
- Cultured marble vanities with integral bowls
- Chrome plumbing fixtures
- Full width vanity mirrors
- Flat panel cabinets in all full baths

Energy Saving Comfort Features

- 13-seer high efficiency heating and cooling system
- Digital thermostats
- Energy efficient 50 gallon electric water heater
- **Low-E**-Single-hung tilt vinyl windows with grids (screens included)
- Vapor barrier house wrap
- Engineered insulation system includes composite R values of R-30 in ceilings and R-13 in walls

Builder Service & Warranty

- Buyer will have the option of Pre-start, Pre-drywall, and Pre-settlement orientation meetings with Field Manager. (Upon Request)
- Structural Warranty provided by builder
- Post - construction warranty program includes a full one year comprehensive service program.
- Continuous quality assurance checklist service at every milestone of construction

Electrical Conveniences

- Designer lighting fixture package
- Security System **Pre-Wire** to include 3 doors, 1 motion sensor, keypad outlet, siren, and control panel
- Floodlight on rear
- Two ground weatherproof outlets
- Smoke detectors hardwired in each bedroom and in living area
- Exhaust fan in each bathroom
- Overhead lighting in all bedrooms
- Ceiling fans in family room and owner's suite
- Prewires for fans in secondary bedrooms
- Phone outlets in kitchen and master Bedroom
- Cable outlets in family room and all bedrooms