

# *Design Features for Crown Park at Carolina Plantations*

A. Sydes Construction, Inc.  
www.Carolina-Plantations.com

## **EXTERIOR FEATURES**

- ◇ Continuous concrete footing with a concrete slab foundation
- ◇ 2 X 4 wall construction with ceiling heights per plan
- ◇ 1/2" OSB sheeting of all exterior walls and roof.
- ◇ 15# felt paper to be installed on roof and Tyvek (or equal) to be installed on walls
- ◇ 30 year architectural/dimensional shingles
- ◇ Low maintenance vinyl siding and trim to be installed
- ◇ Front elevation to receive shutters where room permits
- ◇ Cultured stone or brick veneer accent wall to be added on the front elevation per plan
- ◇ Exterior of home to receive charming 10" decorative round columns per plan
- ◇ Simonton single hung vinyl windows per plan with integrated grids and screens
- ◇ Colonial insulated metal exterior doors
- ◇ Attractive front door flows gracefully into living quarters
- ◇ Lockset with security deadbolts on all exterior doors in satin nickel finish
- ◇ Spacious garage with a raised panel steel overhead door
- ◇ Pre-wired for garage door opener
- ◇ Outdoor electrical outlets at the front and rear of home
- ◇ Security lights to be installed on home
- ◇ Concrete driveway and sidewalk
- ◇ Impressive 12X16 patio to be installed on the rear of home for your entertaining needs
- ◇ Professional landscaping package:
  - Graded and fertilized yard
  - Sod in the front yard
  - Seeded side and rear yard
  - Appealing shrubbery planted in front of home, along with one tree
- ◇ Custom neighborhood mailbox

P.O. Box 7122  
Jacksonville, NC 28540

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E-mail: asydesconstruction@embarqmail.com

Buyer \_\_\_\_\_ Buyer \_\_\_\_\_

Seller \_\_\_\_\_

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## **INTERIOR FEATURES**

- ◇ ½ gypsum drywall on walls and ceilings.
- ◇ Elegant 9' ceilings on the first floor – plan specific
- ◇ Alluring tray ceilings in master bedroom – plan specific
- ◇ 2 panel arch top Roman interior doors with satin nickel knobs and hinges
- ◇ Chic Interior trim:
  - 2 ¼" door and window casing
  - 3 ¼" baseboard throughout home
- ◇ Upgraded knock-down textured finish ceilings standard
- ◇ Sherwin Williams interior wall paint in a flat finish
- ◇ Sherwin Williams interior trim paint in semi-gloss white
- ◇ Cozy electric fireplace with eye-catching marble surround and mantle per plan
- ◇ Washer and dryer connections
- ◇ Decorative light fixtures per plan -- Ceiling fans standard in the family room and master bedroom
- ◇ Prewire for ceiling fans in all bedrooms and the family room
- ◇ Cable outlets and phone outlets installed in the family room/kitchen and the master bedroom.
- ◇ Vinyl coated ventilated metal closet shelving
- ◇ Nickel plated door hardware throughout
- ◇ Floor Coverings:
  - Congoleum or Armstrong vinyl in the kitchen/nook and utility
  - Welcoming ceramic tile or Mullican pre-engineered hardwood in the foyer
  - Elegant ceramic tile in all bathrooms
  - Shaw carpet in the remaining areas with 6lb rebond padding insulating the floor from noise and temperature

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## **KITCHEN FEATURES**

- ◇ Self-cleaning GE smooth-top stainless range (standard), stainless microwave hood and stainless dishwasher per builder's selections
- ◇ Recessed icemaker water line connection
- ◇ Garbage Disposal
- ◇ Flat panel cabinets per builder's selections with elegant crown molding installed standard
- ◇ Modern laminate countertops
- ◇ Moen single lever pull-out chrome faucet.

## **BATHROOM FEATURES**

- ◇ Fiberglass tub and shower per plan
- ◇ Relaxing garden tub to be installed in master bath – plan specific
- ◇ Convenient shower door installed on master shower per plan (above 2000 heated)
- ◇ Exhaust fans
- ◇ Full view glass mirrors over vanities
- ◇ Flat panel cabinets in baths
- ◇ Cultured marble vanity tops
- ◇ Moen Eva chrome plumbing fixtures and bath accessories to be installed.
- ◇ Chrome bathroom accessories.

## **ENERGY SAVING FEATURES**

- ◇ Bryant 13 seer high efficiency heat pumps.
  - ◇ Environmentally-friendly digital automatic changeover thermostats
  - ◇ Professionally installed insulation system creates a green environment
  - ◇ Energy efficient 50 gallon electric water heater
  - ◇ One year callback with customer care associate
- Full-time warranty staff  
Warranty claims may be submitted in writing by fax or email

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## **CUSTOMER CARE AND WARRANTY**

- ◆ One Year Home Warranty
- ◆ Initial walk-through with customer care associate, buyer, and agents
- ◆ 30-day follow-up callback with customer care associate
- ◆ Full-time warranty staff
- ◆ Warranty claims may be submitted in writing by fax or email

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Buyer

\_\_\_\_\_  
Date

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Buyer

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Date

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Seller

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