

# Quality Features

## Interior Design Features and Specifications

- o Exciting Open Floor Plans Flooded with Natural Light
- o Nine Foot Ceilings on First Floor
- o Tray Ceiling in Dining and Owner's Suite (Per Plan)
- o One Vaulted or Trayed 2nd Floor Secondary Bedroom (Per Plan)
- o 42" Fireplace w/Outside Air Combustion & Gas Log Lighter
- o Arched Paneled Interior Doors
- o Elegant "Brushed Chrome" Interior Door Knobs
- o Elegant "Brushed Chrome" Entrance Door Hardware
- o Deadbolts on all Exterior Doors

### **GOURMET KITCHEN**

- o Dramatic Raised Panel Kitchen Cabinets
- o Impressive Cabinet Elevations
- o Custom Built-In Refrigerator Look
- o Elegant Island Decorative Corbels (Per Plan)
- o Cooktop and Sink Cabinet with Flutes and Furniture Arched Toe Kick
- o Superior Solid Surface Countertops with Stainless Steel Undermount Kitchen Sink and Garbage Disposal
- o "Delta" Stainless Steel "Pull Out" Kitchen Faucet
- o Designer Tile Backsplash with Options Available
- o **GE Black Gas Cooktop (Per Plan)**
- o **GE Black Built-in Electric Single Oven**
- o **GE Black Microwave Oven**
- o **GE Black Multi-Cycle Sound-Insulated Dishwasher**

### **OWNER'S BATH SUITE**

- o Gorgeous Wood Cabinets, Marble Countertop and Dual Sinks
- o Delta Chrome Faucet in Owner's Suite
- o Plate Mirror in Owners Bath Suite
- o Elegant Spa Tub
- o Separate Shower with Glass Enclosure and Marble Base
- o Designer Wall Tile for Tub and Shower
- o Elongated Toilets

### **GUEST/DOWN BATH**

- o Gorgeous Furniture Style Cabinets, Marble Countertop and Single Sink
- o Delta Chrome Faucet
- o Plate Framed Mirror in Guest/Down Bath
- o Elongated Toilets

### **FLOORING**

- o Brilliant Hardwood Floors in Foyer, First Floor Bath, Kitchen/ Breakfast Room, Keeping Room (Per Plan)
- o Upgraded Carpeting with Re-bond Pad (\$12 per Yard Allowance)
- o Designer Tile Floors in Owner's Bath and all Secondary Baths

### **TRIM DETAILS**

- o Sophisticated Trim Packages
- o Closed Edge Stairs Treads with Stained Handrail & Painted Balusters

## Exterior Design Features and Specifications

- o Variety of Elegant Exteriors Available Including Brick, Stone & Shake, HardiePlank™ (Per Plan & Home site)
- o HardiePlank™ Cement Fiber Siding Pre-Primed w/50 Yr. Manf. Warr.
- o Durable 25 Yr. Manufacturer Warranty Roof Shingle
- o Premium Solid Fiberglass Front Door (Per Plan)
- o Carriage Style Steel Insulated Garage Doors with Openers
- o Professionally Landscaped and Sodded Yards
- o Pressure Treated Deck with up to 15 Steps-up to 168 sq.ft (Per Grade/Plan)

## Energy Efficient and Safety Features

### **ELECTRICAL**

- o Personalized Lighting Fixture Package (\$1200 Allowance)
- o Front & Rear Exterior Double Floodlights
- o All Bedrooms Pre-wired for Overhead Lights
- o Cable Outlets in All Bedrooms, Family Room, Kitchen & Owners Bath
- o Phone Line (CAT-5) in All Bedrooms, Family Room and Kitchen
- o 220V Electric Outlet for Dryer in Laundry Room
- o Two Exterior Electrical Outlets
- o Complete Security System Installed 1st floor & Basement (Per Plan)
- o Smoke Detector Wired on Each Floor & All Bedrooms

### **PLUMBING**

- o 50 Gallon, Natural Gas Water Heater
- o Two Exterior Water Faucets
- o Elongated Toilets in all baths
- o 3-Piece Basement Rough-in Plumbing (Per Plan)

### **HEATING AND COOLING**

- o **Dual HVAC Systems with Ducts Sealed for Energy Efficiency**
- o **13 Seer Air Conditioning Compressors**
- o Two Programmable Thermostats for Climate Control
- o R-38 Blown Insulation in Attic, R-30 in Garage Ceilings under heated area, R-19 in vaulted ceilings, R-19 in Basement Ceiling & R-13 in Exterior Walls (1st & 2nd Floors)
- o Sill Sealer-Foundation Wall to reduce Air Infiltration
- o Wood, Low-E Insulated Glass Tilt-Sash Windows
- o **House Wrap for Moisture Barrier**

## Customer Service Commitment

### **HBW® 2-10 Insured & Transferable Home Warranty**

- Termite Pre-Treatment with Renewable Warranty
- Pre-Construction consultation with Builder
- Pre-Sheetrock Consultation with Builder for Option Verification
- Professional Interior Design Consultation
- 24-hour Emergency Warranty Service
- Certified Professional Homebuilder

# The Highland at Sawnee Mountain

(For Construction Start after 1/1/08)

Waterford Homes reserves the right to change plans, specifications and prices, without notice or prior obligation.