

Quality Features

WATERFORD INTERIOR DESIGN FEATURES

Exciting Open Floor Plans with Lots of Natural Light
Nine Foot Ceilings on First Floor Per Plan
Tray Ceiling in Foyer, Dining Rm. & Owner's Bedrm (Per Plan)
Vaulted or Trayed 2nd Floor (3) Secondary Bedrooms (Per Plan)
Marble/Brick Hearth Fireplace Surround w/Custom Mantle
Oak Hardwood Floor in Foyer, 1st Floor Bath & Dining Room
Well Appointed Trim Package w/Ultra Deluxe High Gloss Paint
Oak Treads w/Legacy Fluted Balusters w/Bullnose & Volute (Per 2 Piece Chair Rail & Shadow Box Molding in Dining Room)
Upgrade Quality Carpeting w/ Rebond Pad (\$13 per yd.
Personalized Lighting Fixture Package (\$2500 Allowance)
Recessed Lighting in Kitchen and Halls (Per Plan)
Complete Security System Installed 1st floor & Basement (Per CAT 5 Telephone Pre-wire in all BR's, Kitchen & Family Rm.
Cable TV Pre-wired in all Bedrooms & Family Rm.
Recessed Lighting in Kitchen and Halls (Per Plan)
"Home Director" Structured Wiring
"Décora" (Rocker) Switches
Bedrooms Prewired for Overhead Lights
Smoke Detector Wired on Each Floor
Copper Interior Supply Water Lines
220V Electric Outlet for Dryer in Laundry Room
Continuous White Ventilated Vinyl Clad Closet Shelving
Laundry Room -Tub, Wall Cabinets & Tile Floor w/in Builder Std.
Interior Lever Door Handles -Satine Nickel Finish
"Classique" Arched Paneled Interior Doors
Drywall Finished Interiors of Garages

WATERFORD EXTERIOR DESIGN FEATURES

Elegant Exteriors - 3 Sides Brick, 3 Sides Stone & Shake, or Siding
with Variety of Elevations Available (Per Plan & Homesite)
Brick or Stone Front Stoop and Steps (Per Plan & Elevation)
2 Car Side Entry (Per Homesite and Elevation)
Premium 12-lite Solid Wood Front Door (Per Plan)
Elegant "Brushed Chrome" Entrance Door Hardware
Garage Service Door (Per Grade and Plan)
Poured Concrete Slab and Basement Foundations
"Hardi-Plank" Pre-Primed Cement Fiber Siding w/50 Yr. Manuf.
Atlas "Chalet" roof shingle 30 Yr. Manufacturer Warranty
3-Piece Basement Rough-In Plumbing (Per Grade)
Sodded Front, Side & up to 50' in Rear Yard
Sprinkler System Standard for all Sodded Areas
Patio or PT Deck w/up to 15 Steps- 308 sq.ft (Per Grade & Plan)
Front & Rear Exterior Double Floodlights
Two Exterior Electrical Outlets and Water Faucets
Low Maintenance Aluminum Gutters and Downspouts
Raised Panel Steel Insulated Garage Door w/ Opener
Deadbolts on all Exterior Doors
Decorative Mailbox

Waterford Homes reserves the right to change plans, specifications and prices, without notice or prior obligation. 11/03

WATERFORD DESIGNER KITCHEN FEATURES

Quality 42" Raised Panel Full Overlay Maple or Recess Panel Cherry
Kitchen Cabinets w/ 2 Glass Doors & Crown Molding
Oak Hardwood Floors in Kitchen and Breakfast Area
Granite Countertops or "Corian" Solid Surface within Builder Std.
Tile Backsplash in Kitchen within Builder Standard
G.E. Gas Updraft or Downdraft Cooktop (Per Plan)
G.E. Built-in Electric 30" Dble Oven & Spacemaker Microwave
G.E. "Triton" Multi-Cycle Sound-Insulated Dishwasher
Kitchen Under-Cabinet Lighting - Pre-(Per Plan)
Stainless Steel Undermount Kitchen Sink
"Delta" Stainless Steel Finish Faucet "Pull Out" Kitchen Faucet
Pre-Installed Icemaker Line

WATERFORD ENERGY SAVINGS FEATURES

Extra Insulation - R-30 in Attic Ceilings and Garage ceilings
under heated area, R-19 in Vaulted Ceilings and Basement
Ceilings, and R-13 Wall Insulation (1st & 2nd Flrs.)
Dual HVAC Systems - Ducts Sealed for Energy Efficiency (Per Plan)
Natural Gas Central Heating & Electric Central Air
Two Programmable Thermostats for Climate Control
42" Fireplace w/Outside Air Combustion & Gas Log Lighter
Wood Insulated Glass Tilt-sash Windows
Quality Captured Grilles on Front and Side Windows (Per Plan)
Screens on All Rear and Side Operating Windows
Ceiling Fan n Owner's, Secondary Bdrms & Family Rm.(Braced & Prewired)
50 Gallon Natural Gas, Quick Recovery Water Heater
Sill Sealer-Foundation Wall- to reduce Cold Air Infiltration

WATERFORD OWNER'S SUITE & SECONDARY BATHS

Tray / Vaulted Ceilings in Owner's Suite (Per Plan)
"Count" Jetted Spa Tub in Owner's Bath
Leaded Glass "Mecklenburg" Window in Owner's Bath (Per Plan)
Beveled Mirror Strips on Owner's Bath Mirrors
Delta 8" Pearl Nickel Finish Fixtures in Owner's Bath & 1st Floor Bath
Delta 4" Chrome Finish Fixtures in Secondary Baths
Owner's Bath w/Separate Shower with Tile Walls & Clear Glass
"Brushed Chrome" Finish Shower Enclosure
Tile Floors in Owner's and all Secondary Baths within Builder Std.
Cultured Marble Vanity Tops and Elongated Toilets in All Baths
1st Floor Bath -Oak Hardwood Floor
Pedestal Lavatory or Vanity in 1st Floor Bath
Ground Fault Circuit in Baths for Safety

WATERFORD WARRANTIES

HBW 2-10 Year, Insured & Transferable Warranty
Termite Pre-Treatment with Renewable Warranty
Orientation Walk-Through, Post Closing & Final Review

WATERSIDE @ LAKEFOREST

For Start of Construction after 3/03