

Quality Features

INTERIOR DESIGN

- Harrison Design associates floor plans
- Ten Foot Ceiling Height on First Floor and Nine Foot Ceiling Height on Second Floor *(Per Plan)*
- Rough Hewn Wood Beams in Kitchen/Family Room *(Per Plan)*
- Francois & Company Stone Mantles *(Per Plan)*
- Random Width Plank (up to 7") Hardwood Floors on First Floor and upper Hall *(excluding Laundry)*
- Full Oak Treads with Wrought Iron Balusters *(Per Plan)*
- Built-In Bookcases in Library *(Per Plan)*
- Classic French Inspired Trim Throughout
- 48" Family Room Fireplace *(Per Plan)*
- Stain Resistant Quality Carpeting with Rebound Pad *(\$30 per yard Allowance)*
- Personalized Lighting Fixture Package *(Allowance \$7500)*
- Complete Security System on Basement and First Floor *(Per Plan – Exterior Doors and Operable Windows only)*
- Structured Wiring
- "Decora" Rocker Switches
- CAT 5 Telephone in all Bedrooms, Kitchen and Family Room
- Cable TV Outlet in Bedrooms, Kitchen, Family Room and Owner's Bath *(Per Plan)*
- Recessed Lighting in Kitchen and Halls *(Per Plan)*
- Smoke Detectors *(as required)*
- FlowGuard Gold Interior Supply Water Lines
- 220V Electric Outlet for Dryer in Laundry Room
- Laundry Room - Utility Sink Cabinet *(Per Plan)* and Tile Floor
- Custom Built Wood shelving in closets
- Interior Door Handles and hinges in Oil Rubbed Bronze Finish
- Paneled Solid Interior Doors *(8' 1st floor doors)*
- Passive Ventilation System *(Basement Plans Only)*
- Beadboard Detail in Garage with Chair Rail

EXTERIOR DESIGN

- Elegant Exteriors: 4 Sides Brick and/or Stone with a Variety of Elevations Available *(Per Plan and Homesite)*
- Brick or Stone Front Stoop and Steps *(Per Plan and Elevation)*
- Simulated Divided Light Casement Windows *(Per Plan)*
- 8' Mahogany Front Entrance Door
- Poured Concrete Slab and Basement Foundations
- "Hardi-Plank" Pre-Primed Cement Fiber fascia and soffitt with 50 Year Manufacturer Warranty
- 3-Piece Basement Rough-In Plumbing *(Per Homesite and Grade)*
- Professionally Designed and Landscaped and Irrigated Sodded Front, Side and Rear Yard
- Certainteed Presidential Luxury roof shingle with Limited Lifetime Manufacturer Warranty
- Covered Verandas with stone floor - *(Per Grade and Plan)*
- Elegant "Bronze" Entrance Door Hardware
- Front and Rear Exterior Double Floodlights *(Fixtures from Allowance)*
- 2 Exterior Electrical Outlets and 2 Exterior Water Faucets
- Low Maintenance Aluminum Gutters and Downspouts
- Stained "Carriage" Style 8' High Garage Door with Opener
- Decorative Cast Aluminum Mailbox

DESIGNER KITCHEN

- Custom Built Kitchen and Bath Cabinets designed per plan
- Hardwood Floor
- Granite or Marble Kitchen Countertops with Standard Edge *(within Builder Standard)*
- Tile Kitchen Backsplash *(within Builder Standard from Walker Zanger)*
- Farmhouse or Under mount Stainless Kitchen Sink with Kohler Vinnata Faucet
- Prewired Kitchen Under-Cabinet Lighting *(Per Plan)*
- Wolf Cooktop or free standing Range *(Per Plan)*
- Wolf Built-in 30" Double Oven *(Per Plan)*
- Bosch Sound-Insulated Dishwasher
- 42" Subzero Built in Refrigerator

ENERGY SAVING

- Energy Star and Earthcraft Certified Home
- Extra Insulation: R-38 in Attic Ceilings, R-30 in Garage ceilings under heated area, R-19 in Vaulted Ceilings, R-19 in Basement
- Framed Walls and R-13 Wall Insulation *(1st and 2nd Floors)*
- Dual HVAC Systems with Ducts Sealed for Energy Efficiency *(Per Plan)*
- Natural Gas Central Heating and Electric Central Air Conditioning
- Ceiling Fan Pre-wired/Braced in Bedrooms and Family Room *(Per Plan)*
- Two Programmable Thermostats for Climate Control
- Insulated Glass Casement Windows
- 75 Gallon Natural Gas, Quick Recovery Water Heater
- Sill Sealer-Foundation Wall to reduce Air Infiltration
- Housewrap

OWNER'S SUITE AND BATHS

- 6' Air Jetted Tub with built in heater in Owner's Bath
- Large Walk-in Owners' Closets with custom designed shelving
- Framed Mirrors in Owner's and Downstairs Bath
- Granite or marble Vanity Tops in all Baths
- Owner's Bath with Separate Shower with Frameless Clear Glass Enclosure
- Kohler wide Spread "Pinstripe Pure" Faucets in Owner's and First Floor Bath in brushed nickel
- Kohler wide spread "Bancroft" Faucets in Secondary Baths in brushed nickel
- Furniture Style Vanity or Kohler Pedestal in First Floor Bath *(Per Plan)*
- Tile Floors in Owner's and Secondary Baths *(within Builder Standard from Walker Zanger)*
- Kohler "Wellworth" Elongated Comfort Height Ceramic Toilets in all Baths

WARRANTIES

- One Year Comprehensive Builder Warranty
- Termite Pre-Treatment with Renewable Warranty
- Orientation Walk-Thru, Post Closing and One (1) Year Review

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