



STANDARD FEATURES

Elegant Interior Designs

- Inviting Open Floorplans w/ Abundant Natural Light
- 10' Ceilings on Main Level and 9' Ceiling 2nd Level (Per Plan)
- 8' Exterior & Interior Doors on Main Level (Per Plan)
- 42" Direct Vent Fireplace w/. Glass Panel & Logs
- Satin Nickel Egg Shaped Interior Door Knobs & Entrance Door Hardware
- 3 ¼ inch Hardwood Floors on Main Level minus Bedroom
- Wide Selection of Luxurious Mohawk Carpeting with 6 lb. Padding
- Designer Tile Selections In Master Suite & Secondary Baths
- Designer Tile Selections In Laundry Room
- Engineered Staircase w/Solid Oak Treads
- Wrought Iron Style Balusters w/Solid Oak Handrail
- 7" Smooth Cove Crown on Main Level, Up Hall & Master BR
- 7 ¼" Base Boards on Main Level & 5 ¼" Base Boards on Second Level
- Mudroom with Custom Bench & Paneling (Per Plan)
- Designer Sherwin Williams Interior Paint

Gourmet Kitchens

- Solid Maple Stained or Painted 42" Cabinets w/ Smooth Crown Molding
- Granite Kitchen Countertops with Tile Backsplash
- Oversized Island with Granite Top per plan
- 60/40 Stainless Undermount Sink with Disposal
- Delta Pull Down Faucet in Various Finish Options
- Whirlpool 36" 5 Burner Gas Cooktop
- GE Stainless Steel Chimney Hood Vented to Exterior
- Whirlpool Stainless Electric Double Oven
- Whirlpool Built-in Microwave
- Whirlpool Stainless Dishwasher

Owner's Suite

- Tray or Raised Ceiling in Master Suite (Per Plan)
- Maple Wood Cabinets with Granite Countertops with Undermount Sinks
- Gentleman's Height Raised Vanities (Per Plan)
- Delta 8" Spread Chrome Faucet
- Designer Framed Mirrors Selections
- Soaking Tub with Designer Tile Surround
- Designer Tile Selections for Floors & Shower Surround
- Custom Tile Shower Niche in Master Suite Shower
- Shower with Frameless Glass Enclosure
- "Water Conservation" Rated Elongated Toilets
- Crown Molding in Master Bedroom

Inspiring Exterior Designs

- Variety of Stunning Exteriors Available (Per Plan & Home site)
- Modern Farmhouse Exteriors with Brick Front and Side Foundations
- 8" Smooth Siding (Fiber Cement) on Sides and Rear
- Architectural Shingles – 30 Year Manufacturer Warranty
- Two Car Side Entry (Per Home Site and Elevation)
- Custom Solid 8' Wood Front Door with 6 Light Panes (Per Plan)
- Carriage Style Steel Insulated Garage Doors with Openers
- Professionally Landscaped Yards, Sod on Front, Sides & Rear (25' from Rear Deck or Patio)
- Irrigation System for All Sodded Areas
- Poured Concrete Patio 192 Sq. Ft. (Slab Foundations Only)
- Pressure Treated Deck Up To 192 Sq. Ft. w/ Stairs Up To 15 Steps (Per Plan)
- Low E Wood Insulated Glass Tilt-Sash Windows
- Seamless Gutters & Downspouts Pre-painted with Baked Enamel

Powder / Main Level Bath

- Stained or Painted Maple Cabinets with Granite Countertop
- Delta 8" Spread Chrome Faucet
- Designer Framed Mirror Selections
- Designer Tile or Hardwood Flooring Selection
- Designer Tile in All Secondary Bath walls
- Custom Shower Niche in All Secondary Baths
- Water Conservation Rated Elongated Toilets

Smart Home Features

- Qolsys IQ Panel 2 w/ Bluetooth Touchless Disarming
- Alarm.com App—Central Hub for the Connected System
- Honeywell T6 Pro Smart Thermostat
- Skybell Video Doorbell
- 1 Leviton Smart Light Switch
- Schlage Connect Smart Deadbolt
- Expandable Platform w/ Additional Smart Home Options Available
- 1 Exterior Camera Pre-Wire
- CAT6 Data Outlets in Family Room, Master BR, Guest, Media Room (Per Plan)
- Two Additional CAT6 Pre-Wire for Wireless Access Points (1 per Floor)
- Cable in Family Room, Master BR, Guest & Bonus Room (Per Plan)
- Prewired Security System (All Doors, 1 Motion)
- 1 Year of ADC App Automation Control (Monthly Fee of \$10 after First Year)
- Attic Smart Tube (Conduit from BSMT to Attic)

Energy Efficient and Safety Features

- Personalized Lighting Package (\$3,000 Allowance)
- Recessed Can Lighting in Kitchen and Halls (Per Plan)
- Front & Rear Exterior Double Floodlights
- Family Room and All Bedrooms Pre-wired for Ceiling Fans
- Exterior GFI outlets on Front & Rear Doors, Basement (Per Plan)
- Smoke Detector Wired & Installed Each Floor/All Bedrooms
- Radon Passive Air Piping Installed In Basement
- Recirculating 50 Gallon Quick Recovery Gas Water Heater
- "Water Conservation" Rated Elongated Toilets in Secondary Baths
- Dual HVAC System (80% AFUE) with Ducts Sealed for Energy Efficiency
- 14 Seer Air Conditioning
- Two Honeywell T6 Pro Smart Thermostats
- LP TechShield Radiant Barrier Sheathing in Attic
- Low E, Insulated Wood Windows with SDL Grids on Front
- R-38 Blown Insulation Attic, R-30 in Garage Ceilings under heated area
- R-19 in Vaulted & Basement ceiling & R-13 in Ext Walls /1st & 2nd Floor
- 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 (PCC)
- Pre-Sheetrock Consultation with Builder for Electrical Option Verification
- Professional Interior Design Consultation at Bridgette Boylan Interiors
- Professional Lighting Selection Consultation at Progressive Lighting
- Certified Professional Homebuilder