

### Elegant Interior Designs

- Inviting Open Floorplans w/ Abundant Natural Light
- 10' Ceilings on Main Level and 9' Ceiling 2<sup>nd</sup> Level
- 8' Exterior & Interior Doors on Main Level
- 42" Direct Vent Fireplace w/logs & Built in Shelving each side (Per Plan)
- Brushed Nickel Egg Shaped Interior Door Knobs & Brushed Nickel Entrance Door Hardware
- Engineered 5 inch Hardwood Floors on Main Level minus Bedroom
- Wide Selection of Luxurious Mohawk Carpeting with 6 lb. Padding
- Designer Level 3 Tile Selections In Master Suite & Secondary Baths
- Designer Level 3 Tile Selections In Laundry Room
- Engineered Staircase w/Solid Oak Open Treads
- Wrought Iron Style Balusters w/Solid Oak Handrail
- 7"1/4" Base Boards on Main Level & Extensive Crown Molding
- 5"1/4" Base Boards on Second Level & Terrace If Finished
- Deep Coffered Ceiling in Family Room (Per Plan)
- Mudroom with Custom Bench & Paneling (Per Plan)
- Designer Sherwin Williams Interior Paint

### Gourmet Kitchens

- Solid Maple Stained 42" Cabinets w/Decorative Crown Molding
- Granite Kitchen Countertops with Level 3 Tile Backsplash
- Oversized Island with Granite Top Includes Trash Pull Out
- Glass Mullions In 2 Upper Door Cabinets (Per Plan)
- Custom Decorative Wood Chimney Hood with Exterior Ventilation
- 60/40 Stainless Undermount Sink with Disposal
- Brushed Nickel Delta Pull Down Faucet w/Sprayer
- Whirlpool 36" 5 Burner Gas Cooktop
- Whirlpool Stainless Electric Double Oven
- Whirlpool Microwave Stainless Cabinet Location (Per Plan)
- Whirlpool Stainless Dishwasher

### Owner's Suite

- Tray or Raised Ceiling in Master Suite (Per Plan)
- Maple Wood Cabinets with Granite Countertops with Undermount Square Sinks
- Gentleman's Height Raised Vanities (Per Plan)
- Delta 8" Spread Cassidy Stainless Steel Faucet
- Designer Framed Mirrors Selections
- Soaking Tub with Level 3 Designer Tile Surround
- Level 3 Designer Tile Selections for Floors & Shower Surround
- Custom Tile Shower Niche In Master Suite Shower
- Separate Frameless Glass Door & Shower Surround
- "Water Conservation" Rated Elongated Toilets
- Crown Molding in Master Bedroom
- \$1,500 Wood Shelving Allowance Owners Suite Closet

### Powder/Main Level Bath

- Wood Stained Maple Cabinets with Granite Countertop With Undermount Square Sink
- Delta 8" Spread Cassidy Stainless Steel Faucet
- Designer Framed Mirror Selections
- Level 3 Designer Tile or 5" Hardwood Flooring Selection
- Level 3 Designer Tile In All Secondary Baths
- Shower Surround with Steel Tub
- Custom Shower Niche In All Secondary Baths
- "Water Conservation" Elongated In All Baths

### Inspiring Exterior Designs

- Variety of Stunning Exteriors Available (Per Plan & Home site)
- 4 Sides Brick with Architectural elements
- Brick or Stone Front Stoop and Steps (Per Plan and Elevation)
- 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 Wrought Iron Style Accents w/Opener
- Professionally Landscaped yards, sod on front, rear, & sides
- Irrigation System for All Sodded Areas
- Poured Concrete Patio 192 Sq. Ft. (Per Plan)
- Pressure Treated Deck Up To 192 Sq. Ft. w/ Stairs Up To 15 Steps (Per Plan)
- Low Maintenance Insulated Vinyl Windows Available In Two Colors & Mullions (Per Plan)
- Seamless Gutters & Downspouts Pre-painted with Baked Enamel

### 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
- All Bedrooms Pre-wired for Overhead Lights and Fans
- Internet/Cable Prewire In 3 Locations, Homerun to Base and/or Closet
- Exterior GFI outlets on Front & Rear Doors, Basement (Per Plan)
- Prewired Security System (Per Plan)
- Smoke Detector Wired & Installed Each Floor/All Bedrooms
- Carbon Monoxide Detector Wired & Installed On Each Floor
- Seal Light Fixture Boxes to Drywall on 2<sup>nd</sup> Floor
- Seal All Exterior Switches & Outlets to Drywall
- Radon Passive Air Piping Installed In Basement
- Recirculating 50 Gallon Quick Recovery Gas Water Heater
- "Water Conservation" Rated Elongated Toilets in Secondary Baths
- Seal All Plumbing, Electrical, and HVAC Penetrations
- Dual HVAC System (80% + Efficient Furnace) – Ducts Sealed for Energy Efficiency
- Electronic HVAC Fresh Air Damper
- 14 Seer Air Conditioning Compressors
- Two Programmable Thermostats for Climate Control
- LP TechShield Radiant Barrier Sheathing in Attic
- Low E, Insulated Low Maintenance Vinyl Windows
- 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)
- House Wrap for Moisture Barrier
- Mastic All HVAC Fittings, Boots, and Connections
- Seal HVAC Boots to Floor of Drywall and Bath Fan Housing to Drywall
- 2x6 Attic Knee Wall – R-19 Insulation and Sheathing
- Seal Bottom Plate of Exterior Walls and Sheathing Penetrations

### 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
- Professional Lighting Selection Consultation
- Certified Professional Homebuilder

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