



Designer Home Features

- 8' Fiberglass, insulated 6-panel front door
- Solid oak hardwood flooring in Entry Hall, Mudroom, Kitchen & Dining Room
- 5 1/4" base boards, 2 1/4" door casings
- Window sills with apron
- 8' public doors – main floor, shaker style 2-pane solid core doors
- 10' or vaulted ceilings per plan
- Trim/doors painted in semi-gloss white
- Handrails, wall caps and mantle stained
- Smart thermostat and video doorbell
- 36" gas fireplace with tile surround
- Ceiling fan installed in Master Bedroom and Great Room
- 90-degree drywall corners with knockdown texture
- Tile tub and shower wall surround in all bathrooms to ceiling
- 12x24 floor tile in Master Bath
- 12x12 or similar quality floor and wall tile in secondary bathrooms
- Tile backsplash and accent in Master Bath
- Oversize luxury soaking tub per plan
- Dual sinks with single mirrors in Master Bath
- Walk-in Master shower; glass door, chrome trim and seat per plan
- Walk-in closet with custom 3/4" painted super shelving
- Private water closet featuring water saving toilets
- Tile flooring in the Laundry Room
- Two (2) upper cabinets in the Laundry Room
- Accent style, satin nickel door handles
- Plush carpet on finished levels per plan
- Rocker panel light switches
- 2 hours of Interior Design Consultation

Designer Kitchen Features

- 42" Master Craft Heritage Group 4 cabinets with several styles and colors to select from
- Full extension, dovetail soft close drawers and doors throughout (knobs Included)
- Granite or quartz countertops throughout
- Full-height tile backsplash
- Frigidaire Gallery stainless appliance package including 30" gas cooktop with outside vented hood, double oven (microwave and oven) and dishwasher.
- Walk-in pantry per plan
- Oversized center island per plan
- Recessed can lighting in Kitchen per plan
- Gourmet stainless deep single bowl sink
- Pre-plumbed water line for refrigerator in Kitchen
- Garbage disposal
- 2 pendant lights over island

Premium Quality Construction Features

- 5-Star Energy Rated
- 3.0 ton air conditioner
- 92% Energy efficient furnace
- Enhanced performance direct vent water heater, 50 gal
- Spacious 8'-10' ceilings in full Basement (unfinished)
- Oversized 5x5 daylight windows in Basement with steel window wells, three per plan
- Basement Bathroom roughed in plumbing
- Carbon monoxide sensors and hardwired fire alarms
- Garage door openers installed
- Front yard landscaping and sprinkler system
- Exterior latex paint in designer color packages
- Classic front porch
- Coach lights with photo eye
- Driveway full width of garage door
- Painted, 16' x 8' paneled metal garage door
- 2 exterior hose bibs, 1 front and 1 back
- RG-6 wiring for internet, phone and cable
- High impact, 110 mph rated dimensional shingles
- Double pane, low-E vinyl windows
- Pre-plumbed passive radon mitigation vent through roof
- 2x6 exterior walls, 16" O/C 7/16" OSB sheathing
- R-19 wall insulation, R-50 ceiling insulation
- Exterior sheathed completely with pre-primed, textured, hard board siding
- Seamless gutters
- Professionally engineered foundations and footers based on soil reports for each property.
- Perimeter drainage into sump pit with window well drains
- Doors, windows and penetrations fully foamed and insulation ratings meet or exceed green guidelines
- Exterior stone trim per plan
- 10' x 16' concrete patio per plan

3 Basement Finish Options (Not included in standard package)

- 1 bed, 1 full bath
- 1 bed, 1 full bath and rec room
- 2 bed, 1 full bath and rec room

**** Not seeing something you would like included?
Let us know, we'll do our best to accommodate
your wishes for your dream house!**