



## Premium Designer Home Features

- 8' Fiberglass, insulated 6-panel front door
- Solid oak hardwood flooring in Entry Hall, Mudroom, Kitchen & Dining Room
- 6" base boards, 2 1/4" door casings
- Window sills with apron
- 8' public doors – main floor
- 10' or vaulted ceilings per plan
- Trim/Doors painted in semi-gloss white
- Handrails, wall caps & mantel stained
- Smart thermostat & Video doorbell
- 36" gas fireplace with tile surround
- Ceiling fan w/ remote installed in Master Bedroom and Great Room
- 90degree drywall corners with knockdown texture
- Tile tub and shower wall surround in all bathrooms
- 12x24 floor & wall tile in Master Bathroom
- 12x12 or similar quality floor and wall tile in secondary bathrooms
- Tile back splash 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

## Premium Designer Kitchen Features

- 42" MasterCraft 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 back splash
- Frigidaire Gallery Stainless appliance package including 5 burner gas range, vented over range microwave and dishwasher per plan
- 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
- Rugged garbage disposal
- Recessed can lighting with 2 pendants 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 2 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 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 & rec room
- 2 bed, 1 full bath & 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!**