

CLOUDBREAK COURT

INCLUDED FEATURES

Handsome Exteriors

Crawl space foundation with vapor barrier

Fiber cement siding and soffit with extended warranty

DP50-rated dual pane LOW E energy efficient windows with tilt features

Detached two-car garage, carriage-style garage door with windows, automatic opener, and remotes

Professionally landscaped and fully sodded yard

Automated irrigation system w/drip line to plant materials

Community sidewalks throughout neighborhood

Well-Planned Interiors

Ten-foot ceilings on first floor and nine-foot ceilings on second floor

Eight-foot solid doors on First floor (per plan)

Site finished hardwood flooring in foyer, dining room, family room, kitchen, breakfast, powder room, and on staircases with open treads; choice of stain finish

Ceramic Daltile floors in owner's bath, secondary baths, and laundry

Dining Room trim package that includes two-piece crown molding, decorative columns and chair rail

Powder room with pedestal sink, Moen Brantford Brushed Nickel faucets, and elongated commode

Secondary baths with Corian countertops & porcelain undermount sinks, Moen Brantford faucets

Green Energy-Efficient Construction

Rinnai energy-efficient tankless gas hot water system

13 SEER Energy Star certified HVAC system with two heat pumps and two air handlers for split-floor HVAC systems; two programmable thermostats

Dual-pane energy-efficient LOW E windows

Whirlpool Energy Star® Qualified stainless appliances

30-year architectural shingles

36" direct vent gas log fireplace with mantle and granite surround

Gourmet Kitchens

Granite Countertops

Full overlay Maple cabinets w/42" uppers and crown molding

Built-in Whirlpool stainless wall oven, stainless microwave oven, natural gas cooktop, and multi-function stainless dishwasher

Double undermount stainless steel sink with garbage disposal
Stainless Moen faucet w/ pull-out sprayer soap dispenser & flush mount disposal button

Elegant Owner's Retreat

Luxurious king-sized suites

Drop-in garden tub with tile decking & surround and separate fully tiled shower w/ frameless glass door

Gentleman's high vanity with Corian countertops, dual sinks, and Moen faucets

Private water closet

Spacious walk-in closets with ventilated shelving layout

Finishing Touches

Upgraded wiring package and distribution panel with voice, data, and cable jack to all bedrooms, family rooms and study and voice and data to kitchen

Kwikset door levers (or knobs) with choice of brushed nickel or Venetian bronze finishes

Decorative metal balusters on stairs

Custom recessed lighting throughout home

Security system prewire

Pull-down attic stairway with lighting

Customer Care

One-year warranty from Cline Homes

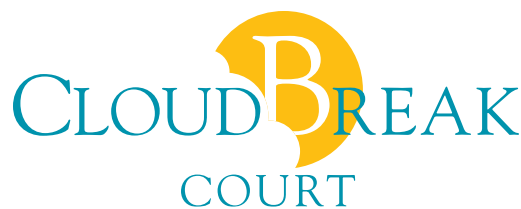
Eight-year transferable structural warranty from Residential Warranty Corporation

Six and 12-month post-closing inspections

Renewable termite bond

Models:

The Rutledge
The Wentworth
The Tradd
The Beaufain
The Ashley
The Calhoun
The Radcliffe



cline-homes.com

Sales Info:

Julia Cunningham
Carolina One New Homes
843-864-9111
jcunningham@carolinaone.com