



INCLUDED FEATURES & SPECIFICATIONS

EXTERIOR FINISHES

- 10-foot 1st floor ceilings; 9-foot 2nd floor ceilings
- Fir front entry door per plan with choice of stain
- Hardieplank® fiber-cement siding, soffit and fascia board
- Certainteed Landmark® lifetime asphalt architectural shingles
- Radiant barrier roof sheathing
- DP 50-rated, GBG, single-hung, Low-E vinyl windows
- Raised slab stucco finish foundation (approximately 28" above finished grade)
- Front porch to include 5/4" x 6" eased edge deck board flooring in pressure treated pine; rear screened porch brushed concrete slab
- Single-car garage with covered carport for second vehicle (per plan)
- Full-lite fiberglass patio doors to match trim (8' 1st floor; 6'8" 2nd floor if applicable)
- Composite exterior shutters with hardware (per elevation)
- Rear screened porches (per plan)
- Hardiepanel® porch ceilings
- Professional landscape package with trees, shrubs, and lawn with fully automated irrigation system, subject to ARB guidelines; two exterior hose bibs included
- Concrete driveway; concrete walkway from front stoop to driveway; concrete landing at rear stoop

INTERIOR FINISHES

APPLIANCES

- KitchenAid® 30" stainless steel microwave-oven combination unit
- KitchenAid® 36" stainless steel drop-in gas cooktop
- KitchenAid® stainless steel Energy Star™ dishwasher
- Cabinet Hood Module over cooktop w/Broan® Powerpack Vent Hood





CABINET SPECIFICATIONS

- **Kitchen (and Butler's Pantry when applicable)**
 - Select MDF full overlay doors & drawers
 - Soft close doors and drawers
 - Trash drawer included
 - Cabinet hood module over cooktop
 - Crown molding
 - Select color paint options
- **Master and Secondary Baths**
 - Select MDF full overlay doors & drawers
 - Soft close doors and drawers
 - Gentleman's height cabinets
 - Select color paint options

COUNTERTOPS

- Kitchen, Butlers (if applicable) and Master Bath: Venato Extra 3cm Quartz or equivalent
- Secondary Baths: White Zen 3 cm Quartz or equivalent

TILE

- **Master Bath floor, fully tiled shower with storage niche**
 - Emser® Contessa or equivalent
- **Laundry and Secondary Bath floors**
 - Daltile Elect® Realm or equivalent
- **Tiled backsplash in Kitchen**
 - 3x6 white subway or equivalent

HARDWOODS

- 6"x7/16" white oak, pre-finished, wide plank engineered hardwood floors with matching nosings
- White oak stair treads and white oak handrail stained on site to closely match floors
- Locations:
 - 1st Floor Living Areas; Excludes Bedrooms & Bedroom closets (if applicable), Study (if applicable), Baths, Laundry (if applicable)
 - 2nd floor Hall / Landing Area





PLUMBING FIXTURES & FINISHES

- Rinnai® tankless hot water heater
- Aqua Safe® Trio All-In-One wastewater management system and drain field for septic sewer
- Fixture Package - Choice of Traditional, Transitional or Contemporary; Equivalent to:
 - **Kitchen:**
 - Sink: choice of stainless-steel double bowl OR large single bowl under mount sink
 - Moen® Brantford stainless steel pull-down faucet at Kitchen sink
 - 1/2 HP disposal with flush mount countertop button
 - **Master Bath:**
 - Moen® Brantford chrome or brushed nickel fixtures (8" spread)
 - Porcelain rectangular or oval under mount sinks
 - Private water closet with comfort height (ADA) toilet
 - Maax® Brioso acrylic free-standing tub (per plan)
 - 3/8" Semi-Frameless shower door with pull handle, trim finish to match fixtures
 - **Powder Bath:**
 - Moen® Brantford chrome faucet (8" spread)
 - Decorative pedestal sink
 - Comfort height (ADA) toilet
 - **Secondary Baths:**
 - Moen® Brantford chrome fixtures (4" spread)
 - Porcelain rectangular or oval under mount sinks
 - Comfort height (ADA) toilet
 - One-piece gel coated fiberglass tub-shower
 - **Accessories:**
 - Brantford® bath accessories in all baths to match finish (per fixture)

INTERIOR DOORS

- 8' solid core doors 1st floor – choice of panel profile
- 6'8" solid core doors 2nd floor – choice of panel profile
- Select Schlage® locks & handle sets – knobs & levers in chrome, bronze or nickel finishes

FIREPLACE

- Heatilator® Novus 36" or 42" direct vent gas fireplace (per plan)
- Phillips Hall®, Kenwood® mantle or equivalent
- Black Granite or equivalent hearth and surround





ELECTRIC & LOW VOLTAGE

- 5" Recessed LED cans per plan including Family Room
- Multimedia (2 Cat-5 & 2 RG6) in Family Room
- Cat-5 / RG6 jacks to 3 additional locations as selected
- Includes dimmers at (2) locations
- Central distribution panel for phone, data and cable distribution
- Fixtures allowance per plan (based on plan design and total square footage)

INTERIOR TRIM

- 2-pc crown all 1st floor living areas (Foyer, Dining, Breakfast, Family Room, Kitchen, Hallways)
- 2-pc crown 2nd floor Foyer
- Crown in Master Bedroom & Master Bath (2-pc for first floor, 1-pc for 2nd floor)
- Dining Room includes wainscoting or picture frame molding up to 54" (if applicable)
- 7-1/4" base throughout 1st floor
- 5-1/4" base throughout 2nd floor
- Stair trim includes open treads where applicable, stained natural wood handrail (stained to match floors) with painted square pickets and painted Craftsman square newels
- Interior paint to be Sherwin Williams® scrubbable, washable latex paint; Flat sheen on the walls; Semi-Gloss sheen on the trim
- One ceiling color, one trim color and one interior wall color included

CARPET

- Shaw Endurance High Performance polyester carpet: Cabana Life (or equivalent)
- 8-lb rebond pad
- **Locations:** All Bedrooms, Bedroom Closets, Study, Media Rooms, Bonus Rooms (if applicable), unless otherwise noted

SHELVING & MIRRORS

- Custom melamine closet systems in all closets
- Beveled mirrors in Master Bath and Powder; plate glass mirrors in Secondary Baths

HVAC SYSTEM

- 14 SEER Trane® HVAC System
- Auto-changeover thermostats
- Two-unit heat pump system which includes separated unit systems for 1st and 2nd floor

