



INCLUDED FEATURES & SPECIFICATIONS

CLINE HOMES AT EDGEFIELD PARK, DANIEL ISLAND

EXTERIOR FINISHES

- Crawlspace w/ 10 mil poly vapor barrier staked at perimeter
- 10' 1st Floor ceilings; 9' 2nd Floor ceilings
- DP 50-rated, GBG, double hung, Low E vinyl windows in white
- Hardiplank® fiber-cement siding, soffit and fascia board
- Lifetime Asphalt Architectural Shingles; Metal Roof Accents on Porches and Elevation Details (per plan)
- Radiant Barrier roof sheathing
- Hardwood front entry door per plan with choice of stain
- Full-lite fiberglass patio doors to match trim
- Select Carriage style garage doors with decorative hardware, automatic opener and remotes
- Composite exterior shutters with hardware (per elevation)
- Rear Screened Porch
- Hardi Panel Porch Ceilings
- 5/4"x6" eased edge deck board flooring in pressure treated pine on all porches
- Professionally landscaped and sodded yard with fully automated irrigation system w/drip line to plant materials (per ARB approval); sodded yard 45' back from rear of house; two exterior hose bibs

INTERIOR FINISHES

APPLIANCES

- KitchenAid® 30" Stainless Steel Microwave-Oven combination unit: KOCE500ESS
- KitchenAid® 36" Stainless Steel drop-in gas cooktop: KCGS556ESS
- KitchenAid® Stainless Steel Energy Star dishwasher: KDTE234GPS
- Cabinet Hood Module over cooktop w/ Broan® RMP17004 Powerpack Vent Hood

CABINET SPECIFICATIONS

- **Kitchen**
 - Doors/Drawers: Raised Panel or Recessed Panel Hardwood Construction
 - Soft Close Doors and Drawers
 - Cabinet Hood Module over cooktop

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**Any features, model numbers, specifications, descriptions and renderings provided herein are primarily based on pricing and availability and therefore are subject to change at any time without notice.*

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- Kitchen and Butlers includes crown molding, light rail, and under counter lighting
- Finish: Choice of Stain or Paint
- **Master Bathroom and Secondary Baths**
 - Hardwood cabinets with choice of Stain or Paint
 - Soft Close Doors and Drawers
 - Gentleman's Height Cabinets
- **Laundry**
 - Soft Close Doors and Drawers
 - Hardwood cabinets with choice of Stain or Paint
 - Upper cabinets over Washer/Dryer locations; Crown included

COUNTERTOPS

- Kitchen, Master Bath and Powder: Cambria® Quartz "Classic Series" or equivalent
- Secondary Baths: Kashmir White Granite or equivalent
- Laundry (if applicable): Luna Pearl Granite or equivalent

TILE

- DalTile® Brixton, Esta Villa, Hearthland, Salerno, Sandalo, Severino, Marble Falls, Skybridge, Avondale, Parkway, Cove Creek, Stratford Place or equivalent | DalTile® Florentine or equivalent in Master
- Tiled backsplash in Kitchen: Jeffrey Court™ #21105 Flat Gloss Starry White 3 x 12 tile or equivalent
- **Locations:**
 - Floors: MBA, Laundry, Secondary Baths
 - MBA includes fully tiled shower (with accent) and tiled tub deck, skirt and backsplash (if applicable)
 - Secondary Baths include tiled tub-shower surrounds

HARDWOODS

- Site finished floors – 3-1/4" Caribbean heart pine, 4" character red oak, 4" character white oak or 3"/5" alternating character red oak (subject to availability)
- Includes with stain or left natural; Includes Loba Easy satin finish
- Includes matching hardwood stair treads and handrail per plan
- **Locations:**
 - Master Bedroom
 - Entire First Floor
 - 2nd floor hall/landing areas

PLUMBING FIXTURES & FINISHES

- Rinnai® Tankless Hot Water Heater

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- **Kitchen**
 - Sink: Choice of Kohler® Brookfield Cast Iron sink (preferred for light colored sinks) OR Blanco Silgranit (preferred for black / darker colored sinks) or equivalent
 - Moen® Brantford Stainless-Steel Pull-Down Faucet at Kitchen Sink, soap dispenser and flush mount garbage disposal button
- **Master Bath:**
 - Moen® Kingsley Chrome, Nickel or ORB fixtures (8" spread)
 - Rain Shower Head in MBA shower (7")
 - Kohler® Archer (or equivalent) 6' drop in tub w/ tiled skirt, decking and backsplash in MBA or Maax® Jazz Acrylic free standing tub (per plan)
 - Separate fully tiled walk-in shower with built-in niche and 3/8" Frameless Shower door w/ Pull Handle
 - Private water closet with Toto® Entrada Comfort Height (ADA) toilet
 - Porcelain square or oval under mount sinks
- **Powder Bath:**
 - Moen® Kingsley Chrome, Nickel or ORB fixtures (8" spread), Gerber® Logan Square pedestal sink (or equivalent) w/ comfort height elongated toilet
- **Secondary Baths:**
 - Moen® Kingsley Chrome fixtures (4" spread), 60" x 32" porcelain enameled alcove tubs with tiled tub-shower surrounds, Toto® Entrada Comfort Height (ADA) toilets
- **Kingsley Bath Accessories to match finish**

INTERIOR DOORS

- 8' solid core doors 1st floor – choice of panel profile
- 6'8" solid core doors 2nd floor – choice of panel profile
- Schlage® select handle sets for front entry; Schlage select knobs and levers on interior doors

FIREPLACE

- Heatilator® Novus 36" or 42" direct vent gas fireplace (per plan)
- Phillips Hall, Kenwood, Sonoma mantle or equivalent
- Black Slate, Magma Black Granite, Baltic Brown Marble, Cashmere Granite, Crema Europa Limestone or equivalent hearth and surround

ELECTRIC & LOW VOLTAGE

- Recessed Cans throughout home (per electrical design) inc. 4 Cans in Great Room **AND** 4 Cans in MBR
- First floor outlets positioned in baseboards where applicable
- Surround Sound Speakers in Family Room w/multimedia home run plate (4 speakers + optional center channel speaker)
- Speaker prewire to Screen Porch w/volume control

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- Multimedia (2 Cat-5 & 2 RG6) in Family Room
- Cat-5 / RG6 jacks to all BRs, Study, Family Room, Bonus Rooms; 1 separate phone line run
- Two dimmer switches & one floor outlet in Family Room
- Central Distribution Panel for phone, data and cable distribution
- Security System prewire included – includes first floor exterior door contacts, 1 motion detector, 1 internal siren, 1 keypad, 1 power transformer, and 1 security circuit board w/enclosure
- Fixtures allowance per plan (based on plan design and total square footage)

INTERIOR TRIM

- 2-pc crown all first floor living areas (Foyer, Dining, Breakfast, Family Room, Kitchen, Hallways)
- 2-pc crown 2nd floor hall
- Crown in MBR and MBA (2-pc for first floor, 1-pc for 2nd floor)
- Dining Room includes wainscoting or picture frame molding up to 54" height
- 7-1/4" base throughout first floor | 5-1/4" base 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
- (1) ceiling color, (1) trim color & (3) interior wall colors included; Garage dry-walled & prime-painted only

CARPET

- Dreamweaver® Dwellings 100% Pure Color Solution-Dyed BCF Polyester | Level II | 8-lb rebond pad
- **Locations:**
 - All Bedrooms (excluding MBR), Bedroom Closets, Media Rooms, Bonus Rooms (if applicable)

SHELVING & MIRRORS

- Custom melamine closet systems in all closets; MBR closet(s) to include one 3' wide 5-stack shelf per master closet (1 5-stack for single MBR closet, 2 5-stacks for His and Hers closet layouts); Pantry to include 5-stack shelves throughout.
- Mirrors, per Location:
 - Master Bath: Framed Mirrors to match cabinets
 - Powder: Framed Mirror to match cabinet (if applicable) OR 24" x 40" Beveled Plate Glass with Pedestal Sink
 - Secondary Baths: Plate Glass Mirror

HVAC SYSTEM

- 14 SEER Trane® HVAC System | Auto changeover thermostats
- Two Unit Heat Pump System: Includes separated unit systems for first and second floor

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