

SAWYER'S BLUFF @ RIVERSIDE CAROLINA PARK INCLUDED FEATURES & SPECIFICATIONS

EXTERIOR FINISHES

- Crawlspace w/ 6 mil poly vapor barrier staked at perimeter
- 10' 1st floor ceilings; 9' 2nd floor ceilings
- DP 50-rated, GBG, single hung, Low-E vinyl windows
- Hardieplank® fiber-cement siding, soffit and fascia board (unless otherwise reflected on plan elevation)
- Lifetime asphalt architectural shingles (unless otherwise reflected on plan elevation)
- Radiant barrier roof sheathing
- Mahogany 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 (only when reflected on plan elevation)
- Rear screened porch
- Hardiepanel® porch ceilings
- 5/4" x 6" 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 60' back from rear of house

INTERIOR FINISHES

APPLIANCES

- KitchenAid® 30" stainless steel microwave-oven combination unit: KOCE500ESS
- KitchenAid® 36" stainless steel commercial style gas rangetop: KCGS506JSS
- KitchenAid® stainless steel Energy Star™ dishwasher: KDTE20KPS
- Cabinet Hood Module over cooktop w/ Broan® RMP17004 Powerpack Vent Hood

CABINET SPECIFICATIONS

- **Kitchen**
 - Raised panel or recessed panel doors and drawers with hardwood construction
 - 5-piece drawer fronts
 - Soft close doors and drawers
 - Cabinet hood module over cooktop
 - Crown molding, light rail, and under counter lighting in both Kitchen and Butler's Pantry
 - Choice of stain or paint
- **Master, Powder and Secondary Baths**

different. by design.

- Raised panel or recessed panel doors with hardwood construction
- 5-Piece drawer fronts in Master and Powder; slab drawers in Secondary
- Soft close doors and drawers
- Gentleman's height cabinets
- Choice of stain or paint
- **Laundry**
 - Raised panel or recessed panel doors with hardwood construction
 - Soft close doors
 - Upper cabinets over washer/dryer locations
 - Crown included
 - Choice of stain or paint

COUNTERTOPS

- **Kitchen, MBA and Powder** (if applicable): London Sky Quartz or equivalent
- **Secondary Baths and Laundry** (if applicable): White Zen Quartz or equivalent

TILE

- **Master Bath floor; fully-tiled shower with accent**
 - GBI® White Marble Porcelain Collection 12 x 24 or equivalent
- **Master Shower Floor**
 - GBI® White Marble Porcelain Collections 2x2 mosaic or equivalent
- **Secondary Bath floors and Tiled tub-shower surrounds; Laundry floors**
 - Emser® Contessa 13 x 13 or equivalent floor tile; Daltile white 3x6 or 4x12 subway wall tile
- **Tiled backsplash in Kitchen and Butler's Pantry** (if applicable per plan)
 - Gloss or matte white 3x12 subway tile or equivalent

HARDWOODS

- Rustic red or white oak site-finished floors
- Choice of stain or can be left natural
- Includes Loba® Easy finish
- Includes matching hardwood stair treads and handrail per plan
- **Locations:**
 - Entire 1st Floor excluding Baths, Laundry (if applicable)
 - Master Bedroom & Master Closet(s)
 - 2nd floor Hall / Landing areas

PLUMBING FIXTURES & FINISHES

- Rinnai® tankless hot water heater
- **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, soap dispenser and flush mount garbage disposal button
- **Master Bath:**
 - Moen® Brantford chrome, nickel or ORB fixtures (8" spread)
 - Rain shower head (7")
 - Maax® Jazz acrylic free standing tub (per plan)
 - Private water closet with Toto® Entrada comfort height (ADA) toilet
 - Porcelain rectangular or oval under mount sinks
 - 3/8" Frameless shower door with pull handle, trim finish to match
- **Powder Bath:**
 - Moen® Brantford chrome, nickel or ORB fixtures (8" spread), Gerber® Logan Square pedestal sink (or equivalent per plan) w/ Logan Square comfort height elongated toilet
- **Secondary Baths:**
 - Moen® Brantford chrome fixtures (single hole), 60" x 32" porcelain enameled alcove tubs with tiled tub-shower surrounds, Toto® Entrada comfort height (ADA) toilets
- **Accessories:** Brantford® bath accessories in all baths to match finish
- Two exterior hose bibs included

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 choice of chrome, bronze or nickel finishes

FIREPLACE

- Heatilator® Novus 36" or 42" direct vent gas fireplace (per plan)
- Phillips Hall®, Kenwood® mantle or equivalent
- Black Slate, Magma Black granite, Cashmere granite, Crema Europa limestone or equivalent hearth and surround

ELECTRIC & LOW VOLTAGE

- 5" Recessed LED cans per plan including Family Room **AND** Master Bedroom
- Outlets in baseboards throughout home
- Surround sound prewire in Family Room
- Two-speaker prewire to Screen Porch w/ volume control
- Multimedia (2 Cat-6 & 2 RG6) in Family Room
- Cat-6 / RG6 jacks to all BRs, Study, Family Room, Bonus Rooms; 1 separate phone line run (location TBD)
- Includes dimmers at (2) locations
- Includes (1) 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 contract (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 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"
- 7-1/4" base throughout
- 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 & (2) interior wall colors included; Garage dry-walled & prime-painted only

CARPET

- Shaw® Level 4 100% BCF PET Polyester 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; MBR closet(s) to include one 3' wide 5-stack shelf per master closet (one 5-stack for single MBR closet, two 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 which includes separated unit systems for first and second floor

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