

EXTERIOR DESIGN FEATURE

- Beautifully Designed Front Elevation with 2-Tone Exterior Paint Combination
- Cast Stone Address Block
- Multidimensional Fiberglass Shingles with 30-year Limited Warranty
- Epoxy Floors in Garage
- Weatherproof Electric Outlets in Front and Rear
- Exterior Hose Bibs in Front and Rear
- 8' Wrought Iron Front Door with Black Kwikset Hardware
- Professionally Landscaped Yards with Upgraded Plant Package and Sod in Front and Back Yards
- Full Yard Sprinkler System with Water Conserving Rain Sensor
- Insulated Garage Door with ½ Horsepower Garage Door Opener
- Sliding Glass Door at Great Room
- Large Covered Patio – Pre-Plumbed for Outdoor Kitchen

INTERIOR DESIGN FEATURES

- Engineered Wood Floors Throughout Downstairs and Upstairs Common Areas
- Hand Laid Tile in All Baths and Utility Room
- 10' or Higher Ceilings in Main Living Areas and Owner's Suite
- 30" Vanity with Undermount Sink, Brushed Nickel Moen Doux Faucet and Framed Mirror in Powder Bath
- Brushed Nickel Kichler Light Fixtures
- Sterling® by Kohler® Bathtub with Ceramic Tile Surround in Secondary Baths
- 8', Two-Panel Interior Doors with Brushed Nickel Kwikset Pizmo Hardware
- Separate Full-sized Utility Room with Cabinets and Sink
- Multi-speed Ceiling Fan with Light Kit in Family Room, Owner's Suite, Game Room, and Study
- Built-in Custom Cabinets in Study
- Decorative Stained Beams at Study Ceiling
- Mudroom with Custom Built Lockers
- Guest Bedroom on First Floor
- Oversized Fireplace at Family Room with Cast Stone Surround and Custom Woodwork to Ceiling
- Full Stairs with Horizontal Bars and Wood Treads
- 7 ½" Baseboards and 5 ½" Casing on First Floor

GOURMET LIFESTYLE KITCHEN

- Granite and Quartz Countertops with Matching Granite Backsplash
- Large Kitchen Island with Built-in Storage
- Spacious Pantry and Sun-lit Breakfast Area
- 60" Tall Stained and Painted Cabinetry with Custom Wood Venthood
- Stainless-Steel JennAir Appliances Including:
 - 42" Gas Rangetop with 6 burners and Stainless Griddle
 - Double Oven with Multimode Convection System
 - Undercounter Microwave Oven
 - Built-in Dishwasher with 38 dBA Tranquility System
 - 42" Panel Ready French Door Built-in Refrigerator
- Kohler Whitehaven Farmhouse Sink with Spot Resistant Stainless Moen Nio Faucet
- Spot Resistant Stainless Moen Potfiller at Rangetop

ELEGANT OWNER'S SUITE

- Vaulted Ceiling in the Owner's Suite
- Raised Cabinets with Engineered Quartz Vanity Top and Dual Undermount Sinks
- Large Freestanding Tub and Oversized Frameless Shower
- Large Walk-in Closet with Custom Closet System
- Brushed Nickel Moen Doux Plumbing Fixtures

SAFETY & ENERGY FEATURES FOR ADDED PERFORMANCE

- R-38 Insulation In Attic (R-22 in Sloped Ceilings)
- Continuous Attic Air Flow Ventilation with Soffit and Roof Venting
- High Efficiency 16 SEER2 Lennox HVAC System with Media Filter
- Honeywell Programmable WiFi Touchscreen Thermostat
- R-8 Ductwork
- Duct Blaster and Blower Door Tests Performed to Ensure the Home Meets Energy Efficiency Requirements
- Two Tankless Water Heaters
- Energy Efficient Vinyl Windows with Low E3 Glazing to Prevent Heat Transfer
- Smoke Detectors with Battery Backup for Continuous Operation Placed Throughout Home
- Carbon Monoxide Detectors with Battery Backup (minimum one per floor)
- Water Conserving, Elongated Toilets in All Baths
- All Exterior Doors Professionally Weather-stripped
- Recessed Can Lighting with LED Trim Throughout
- Fiber-Cement Backer Board Behind All Shower and Tub Walls to Prevent Water Intrusion
- Advanced Framing to Allow for Thermal Breaks for Additional Energy Efficiency
- Generator Ready

Technology Features

- WiFi Enabled Garage Door Opener
- WiFi Enabled Thermostat
- Three Cat-6 prewire for wireless access points
- Four combination Cat-6 and RG-6 Locations
- Prewire for Future Security Cameras
- 30" Structured Wiring Enclosure
- Touch Screen Control Panel
- Motion Detector and Wireless Contacts at Exterior Doors for Future Alarm System

QUALITY ASSURANCE

- 10-Year Limited Warranty
- 3rd Party Quality and Code Inspections of Foundation, Framing, and Final Occupancy to Ensure all Applicable Codes Are Met
- Professionally Engineered Post-Tension Foundations
- Professionally Engineered On-site Framing (not prefabricated off site)
- Professionally Engineered Floor Joist System