

WATERFORD RESERVE

INCLUDED FEATURES

Effective November 1, 2023

INTERIOR CONSTRUCTION

- 9' ceilings on main level and 8' ceilings on second level per plan
- Spacious owner's suite with sitting room and walk-in closet
- Open floorplan design
- Linear fireplace in family room and owner's suite (per plan)
- Designer lighting package (per plan)
- Free slide shelving in bedroom closets
- Laundry room with cabinets over washer and dryer

KITCHEN DETAILS

- Quality crafted cabinets
- Decorative over-sized island with square legs
- Designer cabinet hardware
- Granite countertops
- Decorative tile backsplash
- Stainless steel under-mount sink
- Designer faucet with pull out sprayer
- Chrome plumbing fixtures
- Stainless steel gourmet appliance package
- Pantry with wire shelving

OWNER'S SUITE BATHROOM DETAILS

- Designer tile floors
- Tile shower with frameless glass enclosure
- His and hers quality crafted vanity with granite countertop and rectangle sinks
- Relaxing freestanding tub
- Chrome plumbing fixtures

SECONDARY BATHROOM DETAILS

- Designer tile floors
- Quality crafted vanities with granite tops and rectangle sinks
- Chrome plumbing fixtures

FLOORING ALLOWANCE DETAILS

- 5" engineered hardwood or luxury vinyl plank floors in foyer, kitchen, breakfast area, family room, dining room, and main floor halls
- Tile floor in laundry room and baths
- Designer carpet in remaining rooms
- Main staircase with stained oak treads

DECORATOR TRIM PACKAGE

- Main paint color with main trim color throughout
- Accent paint color locations (per plan)
- Accent trim wall in dining room
- Iron pickets with stained oak handrail on open rail
- 6'8" 2 panel interior doors
- Satin nickel knob door hardware

EXTERIOR FEATURES

- Four sides brick exterior, with stucco or stone accents
- Wrought iron front entry door
- Concrete balusters - basement homes (per plan)
- Professional landscaping with sod and plant package
- Architectural roof shingles
- Three car garage with 18' & 9' garage doors
- Sentricon termite system
- 6" aluminum seamless gutters
- Approx. 12' x 16' rear deck or covered patio (per plan)
- Exterior lighting included in lighting allowance
- Vinyl Low E windows

SECURITY & TECHNOLOGY

- Smart home security system w/camera doorbell & three month monitoring included
- Smoke and carbon detectors wired and installed
- Telephone jack in family room
- Cable jacks in family room and all bedrooms
- Exterior doors with deadbolt locks
- Automatic garage door openers with 2 wireless remotes

ENERGY SAVING FEATURES

- Insulation: Combination of R-13 and R19 batts. R-30 blown-in attic
- Energy caulk/foam air seal package
- High efficiency furnaces and 14 SEER air conditioners
- Energy Star programmable thermostats
- Tankless water heater
- Elongated toilets
- Low flow bath fixtures
- Low E glass vinyl windows
- House wrap for moisture protection and energy savings

STRUCTURAL

- Poured concrete basement walls
- Engineered framing systems

WARRANTIES

- 30 year architectural roof shingles
- Appliance package and mechanical systems with manufacturer's warranty
- Final inspection and homeowner orientation prior to closing
- One year builders warranty

All sizes & dimensions are approximate. All features, designs, specs and prices are subject to change without prior notice. This offer is subject to errors, changes, omissions, prior sales, or withdrawal without notice. Any elevations provided are artist concepts only and are also subject to change without notice. For further information about homes to be built and lot availability, please contact the agent.

