

Standard Features

TECHNOLOGY

- Span Panel Smart Home Energy Management System
- Pioneer 5-ton High Efficiency Heat pump
- Unico Small Duct High Velocity HVAC system
- Energy Recovery Ventilator provides advanced IAQ Features
- Ring™ Elite Video Doorbell
- Energy efficient low voltage lighting system
- ECOBEE Enhanced smart thermostat
- Whole home water monitoring and leak protection
- Specialized data connection conduit
- USB outlets in kitchen, grand suite and all bedrooms
- 11.5kW Electric Vehicle charging outlet in garage
- Plug and Play ready for Energy Storage System (PowerWalls, etc.)
- Wifi-ready Liftmaster™ garage opener
- Data outlets in great room, primary suite, and front office/bedroom.
- Smart programmable and flexible irrigation system

ENERGY EFFICIENCY AND SUSTAINABILITY

- Carbon Negative design and construction – generates more energy than it uses
- Low Embodied Carbon - Net Zero after 16 years of operation
- Ceiling assemblies include 2” x 6” and 2” x 8” wood framing with fiberglass batt insulation (R-21)
- Structural wood floor comprised of ¾" plywood over 11-7/8” TJI engineered I-joists with 9-½" fiberglass batt insulation (R-38)
- Exterior Wall assemblies include wood siding over battens, Benjamin Obdyke mechanically fastened weather resistive barrier over exterior sheathing, 2” x 6” wood framing with batt insulation over 5/8” GWB.
- Interior wall assemblies include 5/8” GWB over 2” x 4” or 2” x 6” wood framing with acoustic batt insulation over 5/8” GWB.
- Interior Marriage Line wall assemblies include 5/8” GWB over 2” x 4” or 2” x 6” wood framing with acoustic batt insulation over ½" plywood.
- Energy-efficient hybrid heat pump hot water heater with thermostatic mixing valve
- 14,000+ kW hours of Solar energy production per year
- Water-efficient plumbing fixtures
- All Electric home
- Energy Star Certified Appliances

KITCHEN

Quartz countertops with mitered edge detail and waterfall edge detail with ample seating at the kitchen island

EXTERIOR

- Custom Aluminum Passive House Rated Windows
- Custom Aluminum Passive House Rated Sliding Doors
- Custom Entry Doors
- Cedar siding with custom stain colors
- Asphalt shingle and standing seam metal roofing.

INTERIOR

- 9’ ceilings throughout with a double height entry
- 9.5” wide European Oak plank hardwood flooring throughout
- Designer curated selection of kitchen/laundry backsplash, bathroom flooring, and bathroom surround tile.
- Separate Level 2 Laundry room with sink, faucet, custom storage, and quartz countertops
- Thoughtfully positioned recessed and pendant LED lighting throughout the home
- Spacious walk-in closet in the primary bedroom
- Smooth Level 4 finished drywall throughout
- Duravit and Hansgrohe plumbing fixtures throughout the home.
- Frameless (European style) Cherry cabinets with a custom stain, Baltic Birch interior boxes/shelves with Quartz countertops throughout
- Soft close casework doors and dovetail hardwood drawer boxes
- Custom casework storage closet and seating at the mudroom/pantry and entry
- 7’-0” & 8’-0” tall solid core interior doors throughout the home

Standard Features Cont.

KITCHEN

- Quartz countertops with mitered edge detail and waterfall edge detail with ample seating at the kitchen island.
- Italian porcelain backsplash tile
- Stainless steel Dacor appliances including a 36” W refrigerator/freezer, built-in undercabinet microwave, dishwasher, built-in dual oven, stainless steel undermount sink, and an induction cooktop w/ a stainless steel hood.
- LED undercabinet lighting throughout
- Heavy duty garbage disposal w/ pressure pushbutton
- Custom Kitchen Island with ample countertop seating, integrated storage, and pull-out trash/recycling bins.

BATHS

- Separate toilet and glass shower enclosure with large format tile including a built-in niche in the primary bathroom.
- Bathtub shower with large format tile surround in the Level 2 secondary bathroom
- Frameless (European style) Cherry cabinets with custom stain, Baltic Birch interior boxes/shelves with Quartz countertops throughout
- Duravit undermount sinks and Duravit wall mounted toilets and Hansgrohe plumbing fixtures
- Glass shower enclosure with large format tile surround in the Level 1 secondary bathroom.
- Quartz countertops with mitered edge and 4” backsplash
- Curated selection of bath accessories, lighting, and LED mirrors

CONSTRUCTION FEATURES

- Concrete stem walls and 2x6 framing at all exterior walls
- Wall seal and insulation protection at electrical and plumbing penetrations
- Benjamin Obdyke building envelope products at all window flashing locations and behind all siding applications.
- 5/8” drywall used throughout at ceilings and walls
- Quality Control and Assurance checkpoints throughout the building process at our manufacturing facility and during site installation through completion.
- Detail Punch List process prior to building completion and a thorough walk through with the perspective homeowner.
- Landscape drains to reduce and direct stormwater runoff
- 6’ high fence with 6” x 6” posts
- Thoughtfully designed decks, concrete walkways and custom overhead front and side yard steel canopies.
- PEX water piping throughout the home with copper at exterior penetrations
- PEX piping run inside of conduit at kitchen island location
- Simpson structural hardware
- Third party foundation and waterproofing inspections