

# STANDARD FEATURES

## The Alder

### Interior Features

- 5 Bedrooms, 4 Baths
- First Floor office / Flex Room with Double French Doors and transom light
- 6'8" Fiberglass Front Door with transom and two side lights
- Recessed nook at entry
- Engineered hardwood floors in the Entry Foyer, Flex Room, Great Room, Kitchen, Dining, Pantry, and Mudroom
- 10' Ceilings on First Floor
- Interior Flat Paint: 2 Wall Colors, 1 Enamel Trim Color, 1 Stain Color, 1 Ceiling Color
- Chase package & outlet at fireplace
- 36" Direct Vent Fireplace Box
- Standard Tile or Stone at Fireplace with Stain Grade Mantle, floor to ceiling
- CAT6E Wiring (6 total)
- Built-in Stain Grade boot bench with hooks in mudroom
- Ceramic Tile in main level bath with Acrylic Shower Pan
- 4' bypass shower door in main level bath
- Level 1 Granite/Quartz in main level bath
- Oil Rubbed Bronze or Brush Nickle plumbing fixtures at ¾ bath
- Custom Birch cabinets with 42" uppers in kitchen
- Soft Close Drawers in Kitchen
- Stain grade kitchen cabinets with stain finish
- Level 1 Granite/Quartz countertops at Kitchen Surround & Center Island
- Walk-in Pantry with electrical outlet
- Built-in Trash & Recycling bins
- Ice Maker Line
- Stainless Steel Kitchen Sink
- Appliance Package in Stainless Steel or Black (Electric Smooth Top Range with Oven, Microwave, Dishwasher)
- Kitchen microwave (or hood vent if selected) vented to exterior
- Oil Rubbed Bronze or Brush Nickle plumbing fixtures in Kitchen
- Iron Spindles with Maple End Caps & Maple Railing
- Flex Room, Great Room, Master Bedroom, and Secondary bedrooms pre-wired for ceiling fans
- 5" Baseboards and wide trim on doors & windows on the Main Floor, Upstairs Hallway, & Master Bedroom
- 6lb Carpet Pad

- Tile floors in Hollywood bath with 5 ft porcelain tub with tiled shower walls
- Tile floors in Bedroom 3 bathroom with acrylic shower pan & tiled shower walls – 4 ft bypass shower door
- Cultured Marble counter tops in upstairs secondary bathrooms with chrome plumbing fixtures
- Plate Mirrors in secondary upstairs bathrooms
- Decorative Mirrors in Master Bath & Main Level Bath
- Master Bath Tile: Floor, Tub Surround, Shower Walls, Shower Floor
- Bench in Master Shower with Shampoo Niche
- Soaker Tub in Master Bath with Tile Surround
- Level 1 Granite/Quartz at Master Bath Counter
- Walk-in Closet in Master Suite with Dual & Single Height Rods, Shelving plus Full-Length Mirror
- Double Doors from Master Bedroom to Master Bathroom
- 36" Tall vanities in all bathrooms
- Quartz top folding station in laundry room with upper cabinet, hanging rod and shelf
- Tile Floors in Laundry Room with Overflow Drain
- Interior Door Hardware: Knobs
- Master Bedroom with smooth ceilings
- Knockdown ceilings in all other areas
- ¾ Future Bathroom Stub in Basement
- 7 ft Garage Doors
- Passive Radon System
- Baseboard trim in Garage

### **Exterior Features**

- 3 Exterior Paint Colors (Body, Trim & Accent)
- 3 Car Garage
- Garage Door Opener on the Double Garage Door
- Full Insulated, Wind Rated, Double Sided Stamped Steel Garage Doors
- 12x14 Concrete Patio (applies to full height basement walls)
- Covered Rear Patio/Deck
- White Silverline Low E Argon Windows
- Fully Sodded Yard (Up to 8,000 sq ft)
- Irrigation of Yard (Up to 8,000 sq ft)
- LP Smart Siding & LP Smart Trim
- Screens on all Operable Windows
- Three Weatherproof Electrical Outlets
- Two Exterior Faucets
- Prefinished 5" Gutters & Down Spouts

- 9' Basement Walls
- 30 Year Weather Wood Composition Roof

### **Energy Features**

- Low E Argon Windows
- Fully Insulated Garage
- Whole house wrap with window & Sill taping
- R-49 Attic Insulation
- R-13 Wall Insulation
- R-30 Vaulted Ceilings
- Upgraded Foam & Caulking Package
- Energy Efficient Toilets & Shower Heads
- Home Energy Rating Certified

### **Mechanical Systems Features**

- Sump Pump System
- 50 Gallon Electric Hot Water Heater
- Lennox 93% Efficiency Gas Furnace
- 5 Ton 13 SEER Lennox Air Conditioner
- 200 Amp Service Panel
- Digital Thermostat