



STANDARD FEATURES

THE BELLA

Interior Features:

- 5 Bedrooms, 4 Baths
- Pre-finished Rustic Hardwood Floors in Entry, Great Room, Kitchen, Dining, and Pass Hall
- Garden Kitchen with Custom Beech Kitchen Cabinets
- Oversized Granite Center Island
- Soft Closing Drawer Glides
- Select Cabinet Stain Color
- Walk-in Pantry
- Upgraded Black Composite Solid Surface Kitchen Sink
- Oil Rubbed Bronze ("ORB") Pull-out kitchen faucet
- ORB Fixtures @ Master Bath
- ORB Faucet @ 3/4 Bath Vanity with Furniture Bottom
- Tile on ¾ Bath Floor, including built in tiled seat in shower
- Tile in Secondary Baths in Tub/Shower/Floor
- Tile Master Bath Tub/Shower/Floor & 2 shower heads
- Jetted Tub in Master Bath
- Iron Spindles with Maple End Caps
- 5 Phone/5 Cable Outlets
- Office, Master, Great Room & 5th Bedroom Pre-Wired for Ceiling Fans
- 9' Ceilings First floor
- 10' Ceilings in Master Bedroom
- 5" Base -1st Floor, Upstairs Hallway & Master Bedroom
- Knockdown Ceilings throughout (minus garage)
- Built-in Recycling Bins
- Ice Maker Line
- Appliance Package-your choice Black or Stainless Steel
 - Self-Clean Smooth Top Range, Microwave, Tall Tub Quiet Dishwasher
- Tile Floors in Laundry Room with overflow drain
- Walk-in Closet in Master Suite with Dual and Single Height Rods and Shelving
- 6 lb. Carpet Pad
- Interior Flat Paint: 2 Wall Colors/1 Enamel Color
- Energy Efficient Fireplace with Gas Logs & Electrical Switch
- CAT6E Wiring
- Tile @ fireplace with Stain Grade Mantle
- Built in Stain Grade Mud Room Bench with Hooks
- Office Wood work is Stain Grade and includes True French Doors
- ¾ Future Bathroom Stub in Basement
- Garage Walls Painted
- Radon stub through floor

Exterior Features:

- Standard 3 Car Garage
- Fully Sodded Yard (Up to 12,000 sq ft)
- Custom Design Meeting with Landscape Contractor
- Fully Insulated, Wind Rated, Double Sided Stamped Steel Garage Doors
- LP Smart Siding & LP Smart Trim
- Milgard Low E Windows
- Screens on all Operable Windows
- Three Weatherproof Electrical Outlets
- Two Exterior Faucets
- 30 Year Five-tab Composition Roof
- 12x14 Concrete Patio (applies to full height basement walls)
- Heavy Gauge Primed Steel Gutters & Down Spouts
- Stone Accents on Front Elevation
- 9' Basement Walls

Energy Features:

- Low E windows
- Whole house wrap with window & sill taping
- Insulated Garage
- R-49 Attic Insulation
- R-13 Wall Insulation
- R-30 Vaulted Ceilings
- Upgraded Foam & Caulk Package
- Energy Efficient Toilets & Shower Heads

Mechanical Systems Features:

- Sump Pump System
- 50 Gallon Hot Water Heater
- Trane High Efficiency 92%+ forced Air Gas Furnace
- 13 SEER Air Conditioner
- 10 Year HVAC Trane Warranty with 10 year parts & 1 year labor.
- 200 AMP Service Panel
- Programmable Digital Thermostat