

INCLUDED FEATURES

INTERIOR *Features*

- 4 bedroom, 3 bathrooms
- Large 2nd floor loft
- Vaulted ceilings throughout home (per plan)
- Min. 9' ceiling on main floor (per plan)
- Vaulted ceiling in great room
- Wide staircases & landing (per plan)
- Oversized walk-in closets (per plan)
- Ceramic tile flooring in all bathrooms and laundry room
- Ceramic tile on kitchen backsplash and fireplace surround
- Stain resistant carpeting in bedrooms, closets, hallways, stairs & Loft (per plan)
- Hardwood floors in entry, great room, kitchen, dining room, pantry & mudroom (per plan)
- Custom wood closet shelving
- Energy efficient 36" gas fireplace with log set and glass front
- Custom oversized wood mantel
- Individual water shut-off valves at kitchen sink, bath vanities & toilets
- Tilt in windows for easy cleaning (per plan)
- Washing machine & electric dryer connections
- Privacy locks on bedroom and bathroom doors
- Decorative 3" tall baseboards
- Hollow core doors with 2.25" casing, multiple styles to choose from
- Smooth drywall on walls with textured ceilings and square corners
- Traditional wood staircase spindles with stained handrail
- Custom oversized decorative newel posts
- 2.25" trim wrapped on all 4 sides of windows
- 3.25" crown molding in master bedroom
- Custom stained cabinets throughout (per plan)
- Main floor master suite
- Main floor guest suite / flex room
- Vaulted entry ceiling
- Mudroom with built in cubbies
- Space saving pocket doors (per plan)
- Laundry room connects to master suite
- Additional 2nd floor laundry closet

LOWER LEVEL

- 9' foundation walls (per plan)
- 3/4 bathroom stubbed in lower level
- **Sump pump**
- Floor drain next to furnace & 50-gal water heater
- Damp proofing with perimeter drain tile
- 2 concrete window wells with egress window & steel ladder (per plan)

Inspiring KITCHEN

- **Level 1 standard Granite or Quartz in kitchen**
- Water line for ice maker
- Oversized walk in pantry with motion light switch (per plan)
- Oversized island with room for seating
- 1/3 hp garbage disposal
- Over mount double bowl stainless steel sink
- Chrome single lever faucet with pull out vegetable sprayer
- Custom built stain grade cabinets with multiple options (per plan)
- Hidden hinges & adjustable cabinet shelving
- GE® appliance package (dishwasher, microwave over slide in oven/ range, Black)
- Pendant lights over island (per plan)
- **Built in double trash can pull out**
- Built in flip down soap tray under sink
- Large selection of 3" pulls on drawers and knobs on doors

ELECTRICAL

- **1 USB outlet in kitchen**
- **Skybell WIFI Doorbell camera**
- **AV chase tube for future components**
- **6 Cat5 / TV cable outlets**
- **Prewire for ceiling fans in all bedrooms, great room & loft**
- White toggle switches throughout home
- 200-amp electrical panel
- 3 exterior weatherproof outlets
- G.F.C.I outlets in all wet areas
- Smoke detectors interconnected
- Carbon monoxide detectors
- Can lights throughout the home (per plan)
- Light fixtures in bedrooms, closets and over bathroom vanities (per plan)
- Keyless lights in basements (per plan)
- Abundance of outlets throughout the home (per code)

INCLUDED FEATURES

GARAGE

- 3 car garage
- 8' tall metal insulated garage doors (SUV & large truck friendly)
- Spacious “deep & wide” garage stalls (per plan)
- Tall ceilings with room for future storage (per plan)
- **Garage door openers with keypad -MYQ WIFI technology**
- Outlet for future sprinkler system
- Keyless lights
- Oversized Steel beam eliminating support posts

The BUYER'S Experience

- 1-year builder warranty with 90 day and 11-month reviews
- **4 walk-throughs / home orientation visits with builder team during construction**
- **6 hours with our interior design consultant (custom builds only)**
- **State of the art design center for buyer selections**
- Comprehensive owners-manual presented at closing
- Online portal access for buyer to see schedule and progress of home from any web browser

EXTERIOR with Curb Appeal

- **Stone on front elevation (per plan)**
- LP® smart lap siding on front (per plan)
- LP® smart siding & trim on front, rear and back (per plan)
- Wood shake accent on front (per plan)
- Rear patio (per plan)
- Bluegrass sod, full yard
- Concrete private sidewalks (per plan)
- Exterior flood light
- Decorative single front door system with (1) 12" sidelight (per plan)
- 30-year composite shingles with metal valleys
- Large gutters & downspouts with concrete splash blocks
- High performance-reflective, Low-E vinyl windows with a tilt in feature for easy cleaning
- Divided light front windows (per plan)
- Removable screens on all operable windows
- 2 exterior frost proof hose bibs
- Covered front porch (per plan)
- Choice of body, trim and accent color
- Professionally designed landscape package

Luxurious BATHROOMS

- Ceramic tile flooring in all bathrooms
- Ceramic tile on shower walls
- Ceramic tile on master shower pan with seat (per plan)
- Custom concrete shower pan with rubber liner in master shower (per plan)
- Oversized walk-in shower in master bath (per plan)
- Engineered marble counter tops with round bowls and backsplash (per plan)
- Custom stain grade cabinets
- Temperature controlled high performance shower valves
- Chrome single lever plumbing fixtures
- Free-standing soaker tub in master bath (per plan)
- Vented exhaust fans to exterior

HEALTHY - ENERGY

Saving Features

- **Whole house humidifier**
- **Radon mitigation system with motor**
- Typar® brand house wrap moisture barrier
- **Zip System on front exterior**
- **92% efficient gas furnace**
- 13 SEER – 4 ton central A/C
- **4" thick MERV 10 furnace air filter**
- Abundant air returns throughout the home
- All ventilation system run to exterior of home
- **Honeywell WIFI Digital thermostat -Amazon & Google compatible**
- Sealed and taped duct work preventing heat / cooling loss
- Continuous ventilated soffit and roof venting
- High performance-reflective Low-E vinyl windows
- Pex® plumbing system
- Sill seal system caulking & foam application
- Advanced framing techniques improve air tightness & reduces “cold spots”
- **R-50 insulation in attics**
- R-30 insulation in vaults
- R-13 insulation (2x4 walls)

INCLUDED FEATURES

AVAILABLE *Options*

- Lower level finish
 - Lower level bar
 - 15.5' x 12' Covered rear porch roof
 - 15.5' x 12' Deck with stairs to grade
 - Multiple cabinet options
 - Screened in porch
 - Walkout or daylight foundation options (per plan & homesite grade)
 - Abundant flooring, cabinet & countertop options
 - Multiple lighting & plumbing options
 - Multiple appliance package options
- We can upgrade just about anything, if you don't see an option, ask if we can do it!**

Quality CONSTRUCTION

- Engineered hurricane strapping
- Engineered designed wind shear and braced construction
- Tongue & groove 3/4 OSB subfloor system glued & screwed
- Vapor barrier under garage and basement slab
- Engineered foundation walls
- Moisture resistant material behind tubs and shower walls

OVER THE TOP COMERIO HOMES *Best Practices*

- Floor drains professional inspected / cleared prior closing **(\$200 Value)**
- 3rd party engineer subgrade inspection performed **(\$500 Value)**
- 3 step whole home energy audit (HERS) **(\$900 Value)**
- All HVAC duct work is cleaned by a 3rd party prior to closing **(\$500 Value)**
- Ice & water protection on roof eaves and valleys **(\$600 Value)**

ALLOWANCES:

Light Fixtures:	\$2,000.00
Appliances:	\$1,260.00
Landscaping:	\$1,500.00
Sod:	\$3,000.00
Site Work Protection Allowance	\$9,500.00
Tile:	Level 1 - Level 5
Carpet:	Level 1
Hardwood Floors:	Level 1
Stone:	Level 1

*All allowances are to include sales tax and delivery if applicable

*Allowance subject to change without notice

*Base Price includes commission on homesites up to \$95,000

Prices, included features, floor plans, specifications, promotions/incentives and available locations are subject to change without notice. Stated dimensions, Qty, square footage and homesite size are approximate and should not be used as a representation of any home or homesite's precise or actual size, location or orientation. Comerio Homes reserves the right to modify, relocate or eliminate any or all of the features, specifications, design or shape thereof, all without notice or obligations to any purchaser. Included features vary by plan and community. If not noted above, then standard basic features shall apply/ builder to select.