

### INTERIOR *Features*

- 3 bedrooms, 2 bathrooms
- Raised 10'-11' ceilings in most rooms (per plan)
- Extra wide staircases & hallways (per plan)
- Oversized walk-in closets (per plan)
- Detailed 12' raised coffered ceiling in great room (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, stairs (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)
- Oversized mud room with built in cubbies
- Main floor master suite
- Laundry connects to master suite
- Space saving pocket doors (per plan)

### LOWER LEVEL

- 9' foundation walls (per plan)
- ¾ bathroom stubbed in lower level
- **Sump pump**
- Floor drain next to furnace & 50-gal water heater
- Damp proofing with perimeter drain tile
- 1 concrete window well with egress window & steel ladder (per plan)
- Multiple options to finish lower level (per plan)

### *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

### ELECTRICAL

- **1 USB outlet in kitchen**
- **Skybell WIFI Doorbell camera**
- **Av chase tube for future components**
- **4 Cat5 / TV cable outlets**
- **Prewire for ceiling fans in all bedrooms & great room**
- 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)

### GARAGE

- 3rd 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

### *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
- Oversized “hutch” bump out
- Large selection of 3” pulls on drawers and knobs on doors

### EXTERIOR *with Curb Appeal*

- Stucco on front elevation (per plan)
- Stone on front elevation (per plan)
- LP® smart siding & trim on front, rear and back (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
- Large covered front porch (per plan)
- Custom cedar shutters on front (per plan)
- Custom cedar brackets or beams on front depending on elevation (per plan)
- Choice of body, trim and accent color
- Professionally designed landscape package

### 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 – 3.5 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)

### *Quality* CONSTRUCTION

- Engineered hurricane strapping
- Engineered designed wind shear and braced construction
- Tongue & groove ¾ OSB subfloor system glued & screwed
- Vapor barrier under garage and basement slab
- Engineered foundation walls
- Moisture resistant material behind tubs and shower walls

### *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

### AVAILABLE *Options*

- Lower level finish
  - 16.5' x 14' Covered rear porch roof
  - 16.5' x 14' 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!**

### OVER THE TOP *Best Practices*

- Floor drains professionally 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

<b>Light Fixtures:</b>	<b>\$1,250.00</b>
<b>Appliances:</b>	<b>\$1,260.00</b>
<b>Landscaping:</b>	<b>\$1,500.00</b>
<b>Sod:</b>	<b>\$3,000.00</b>
<b>Site Work Protection Allowance</b>	<b>\$9,500.00</b>
<b>Tile:</b>	<b>Level 1 - Level 5</b>
<b>Carpet:</b>	<b>Level 1</b>
<b>Hardwood Floors:</b>	<b>Level 1</b>
<b>Stone:</b>	<b>Level 1</b>

\*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

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