

Addendum A

COMMUNITY FEATURES

The outside is just the beginning.

- Gated Community with a pool & pavilion, private dog park and a pickleball court.
- Custom Architectural Designs
- Graceful eight-foot Mahogany Entry Door including insulated glass inserts
- Full gutters surround entire residence then tied into Drainage System
- Kwikset Smartkey front door handle set in Black finish
- 8 ft. metal Garage doors
- Liftmaster ¾ Chain-driven Garage opener
- Energy efficient, low-e vinyl Windows

Confidence. Security.

- Private Gate
- Prewire for (2) outdoor cameras
- IKO/Cambridge; Owens Corning/Oakridge architectural shingles
- 1,2 and 10-year Warranty backed by StrucSure Home Warranty

Engineered for the long run.

- Professionally engineered Post-tension Foundation and Truss Systems
- RG6 digital coax cable (cable and internet)
- CAT6 wiring (phone and internet)
- Navien tankless water heater with comfort flow technology*

Built for efficiency.

- Batt insulation in walls (R13, R15 – exterior walls)
- Blown insulation in attic (R30-38)
- Lennox high-performance, multi-zone heating and cooling system with individual climate control. SEER rating of 16
- Digital Z-wave thermostat on every floor
- HVAC tonnage per plan:
 - Olivia: 3 ton
 - Sophia: 3.5 ton
 - Valentina: 3.5 ton
 - Caley: 3.5 ton
 - Diana: 3.5 ton
- Tech Shield radiant deck barrier
- Media air filters
- Independent Energy Star Services Performance Testing on every home
- Conduit for future fiber optic

The room sets the tone for the memory.

- Custom design pairings from which to select interior features (flooring, tile, accents)
- Luxury Vinyl Flooring throughout residence
- 5 ½ inch base boards throughout each level
- Kwikset interior Door Levers with square rose in black finish
- 10" ceilings (minimum) throughout main floor
- Surround sound wiring installed in select rooms
- Oak handrails with iron balusters (areas per plan)

Gourmet kitchens with a twist.

- Abundance of counter space in Quartz per residence
- Stunning Two-toned European door style Kitchen Cabinets
- Undermount Single Bowl sink with disposal
- Moen one-handle high arc pull down faucet
- Hidden under cabinet outlets and LED lighting
- Full extension kitchen drawers with soft close feature
- Custom design packages featuring professionally paired countertop and backsplash selections
- Frigidaire appliances package featuring contemporary designs with modern convenience
- Decorative acoustic wall panel on Kitchen island

Breathtaking bathroom designs.

- Modern larger format tiles
- Undermount bathroom sinks
- Black thin metal framed mirrors
- Walk-in shower suite in Primary Bath
- Contemporary soaking tub in Primary Bathroom (in select residences)
- Sleek linear shape and modern-transitional design light fixtures