



## OVERVIEW

- ◇ 9,289 SQFT Lot Size Per Survey
- ◇ 5-6 Bedrooms
- ◇ 4.5 Bathrooms
- ◇ Oversized 3 Car Tandem Garage

## UPGRADES INCLUDED

- ◇ Front Patio Herringbone
- ◇ Kitchen Pot Filler
- ◇ Kitchen Waterfall Edge
- ◇ Study Ceiling Beams
- ◇ Primary Bedroom Wall Paneling

## UPGRADES AVAILABLE FOR PURCHASE

- ◇ Home Automation, Home Audio and Security System Packages
- ◇ Garage Floor Epoxy
- ◇ Window Treatment Packages
- ◇ Whole Home Generator with Automatic Transfer Switch
- ◇ Landscape Up-Lighting
- ◇ Additional Cabinets Throughout Home Per Plan
- ◇ Fans at Secondary Bedrooms, Back Patio, Study and Game Room Ceilings
- ◇ Finish Backyard and/or Side Yards with French Drains, Sod, Sprinkler System, Blackstar Granite, etc.

### PLEASE NOTE:

The availability of upgrades is dependent on the stage of construction. Inquire with the builder for pricing, details, and additional upgrades.

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## KITCHEN FEATURES AND APPLIANCES

- ◇ KitchenAid 36" Stainless Range Top
- ◇ KitchenAid 24" Dishwasher
- ◇ Massimo Stainless Vent Hood Insert
- ◇ Stainless Microwave
- ◇ Undercabinet LED Lighting & Outlets
- ◇ Oversized Composite Undermount Sink
- ◇ High-End Quartz Countertops
- ◇ Cabinets Extended to Ceiling

## PRIMARY SUITE

- ◇ Designer Inspired Landscape in the Front of the Home
- ◇ Separate Vanities
- ◇ Separate Shower and Freestanding Tub
- ◇ Frameless Shower Glass Enclosure
- ◇ High-End Quartz Countertops with Backsplash
- ◇ Oversized Walk-In Closet (s)

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## INTERIOR FEATURES

- ◇ Wood Floors Per Plan
- ◇ WiFi Mesh Ready - Home Audio and Automation System
- ◇ Prewire with Ability to Add More Features
- ◇ Security System Prewire – Alarm Contacts at Operable Exterior Doors and Windows (Per Plan)
- ◇ Outlets in Baseboards (1<sup>st</sup> Floor Only)
- ◇ Kwikset Interior Door Hardware
- ◇ Zero Emissions and Carbon Neutral Electric Fireplace in Family Room
- ◇ Tankless Water Heater

## EXTERIOR FEATURES

- ◇ Covered Back Patio
- ◇ Doorbell is Ring/Nest Compatible
- ◇ Custom Metal Door at Front Entry
- ◇ Vinyl Low E Windows
- ◇ Exterior Façade: Painted Brick, Stone, and Cladding
- ◇ Landscape, Sod and Irrigation in Front Yard Only
- ◇ Designer Coach Lights
- ◇ Camera System Prewire at Front Door, Back Door and Driveway
- ◇ 220V Pre Wire in Garage
- ◇ Outlets in Soffit
- ◇ Full Sprinkler System and Sod Included in Front Yard Only. Side and Back Yards include Pool-Ready Grading Preparation for Future Install
- ◇ Full Gutters - Front, Sides and Back
- ◇ French Drains with Gutters Tied into the Drains for Efficient Back and Side Yard Drainage (where applicable).

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## CONSTRUCTION SPECIFICATIONS

- ◇ 6 Year Warranty on Foundation and Frame
- ◇ 9 ft, 10 ft and 21 ft Ceilings Per Plan
- ◇ 30-Year Roof Shingles
- ◇ 1-1/8" Subfloor - Glued, Nailed & Screwed Down
- ◇ Pre-Engineered Trusses Per Plan

## STRUCTURAL

- ◇ Engineered Post Tension Foundation with 6 Year Warranty
- ◇ Engineered Framing with 6 Year Warranty
- ◇ Full House Wrap in Red Thermo-Ply Structural Support
- ◇ Windstorm Metal Clips and Straps throughout
- ◇ 10' and 20' Ceilings on 1<sup>st</sup> Floor Per Plan
- ◇ 8' or 9' Ceilings on 2<sup>nd</sup> Floor Per Plan
- ◇ Vinyl Low E Windows Per Plan
- ◇ Fiberglass, Wood and/or Iron Exterior Doors
- ◇ Techshield Roofing for Better Energy Efficiency

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## MECHANICALS

- ◇ Separate Freestanding Tub and Shower in Primary Bath
- ◇ 16 SEER AC System, R-8 Flex Ducts, Gas Furnace
- ◇ Programmable Digital Thermostat
- ◇ LED "Recess" Cans throughout Living areas and Downstairs Hallways Per Plan
- ◇ Exterior Lighting Package includes Coach Lights and Flood Light (s)
- ◇ Zero Emissions and Carbon Neutral Electric Fireplace in Family Room
- ◇ Ceiling Fans Included at Primary Bedroom and Family Room
- ◇ Speaker Pre-Wire in Dining Room, Primary Bedroom/Bathroom, Kitchen and Back Patio
- ◇ Full Security System Prewire Includes Keypad, Motion Detector and Contact Points at Accessible Doors and Windows
- ◇ Electrical and Plumbing Fixtures: Specific Allowance TBD depending on Construction Stage
- ◇ Tankless Water Heater

## INSULATION

- ◇ R-19 Fiberglass Insulation on Exterior Walls
- ◇ R-30 Blown Insulation in Ceiling Areas
- ◇ Poly-Seal all Base Plates, Exterior Stud Penetrations, Corners, and Top Plate Voids
- ◇ Baffling Installed To Allow Proper Ventilation From Soffits
- ◇ Tech Shield Roofing System with 30 Year architectural Shingles and Ridge Ventilation

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### FINISH OUT

- ◇ 12" Baseboard throughout Home on First Floor
- ◇ 8" Baseboard on Second Floor
- ◇ Metal Newel Post and Solid Wood Handrail on Stairs
- ◇ Custom Designed Closets with A Combination of Open Shelving, Shoe Racks, Built-in Drawers and Cabinets, etc.
- ◇ Kent Moore Cabinets Throughout Home
- ◇ Wood Floors Per Plan – Main Living Areas, Primary Suite, Stairs, Landing, Game Room, and Hallways
- ◇ Carpet Per Plan- First Floor Primary Closet (s) and Second Floor Secondary Bedrooms/Closets, Seasonal Storage and Media Room
- ◇ Porcelain and/or Ceramic Tile for Utility Room and Bathroom Floors and Walls
- ◇ Garage Door (s) and Automatic Opener (s)

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