Independence Heights

INCLUDED Features Sheet - Single Family Homes

INTERIOR | INCLUDED FEATURES

- Engineered wood in all common areas
- Oak tread stairway
- Ceramic or Natural Stone tile in bathrooms & utility
- Plush Stainmaster Carpet with ½ inch, 6LB pad (Upstairs only)
- 9' Ceilings (per plan)
- Custom Moldings in Formals
- 1 x 6 Baseboards & 1 x 4 Door casings
- Soft close cabinet doors and drawers throughout home
- Cabinet hardware throughout
- Ceiling fan in the living room, family room & bedrooms (per plan)
- Rocker style light switches
- Wallpaper in powder bath (per plan)
- Designer lighting package
- Pendant lights over kitchen island (per plan)
- Sherwin Williams Paint
- Stackable Washer/Dryer (per plan)

KITCHEN | INCLUDED FEATURES

- KitchenAid or Bosch stainless steel – Range, microwave, and dishwasher
- 3 CM Granite or Quartz countertops
- 2 CM Granite or Quartz backsplash
- 42” Upper cabinets with crown molding
- Stainless steel kitchen undermount sink
- Garbage disposal

SMART HOME | INCLUDED FEATURES

- Automatic gate opener
- Ecobee Pro smart thermostats
- Ecobee Video doorbell
- Alarm system with two keypads

BATHROOM | INCLUDED FEATURES

- 3 CM Granite or Quartz countertops in all bathrooms
- Free-standing tub in the primary bathroom (per plan)
- Ceramic tile walls in the primary bathroom shower with steam generator
- Bidet in primary water closet
- Natural stone or handmade tile in secondary bathroom (per plan)
- Comfort height elongated toilets - ADA Height
- Shampoo niche or shelves in all baths
- Kohler or Allen + Roth widespread plumbing fixtures in primary and powder

EXTERIOR | INCLUDED FEATURES

- 30-Year Architectural Shingles
- James Hardie Siding (per plan)
- Three-tone Sherwin Williams Paint (per plan)
- Covered porches and lanais (per plan)
- Gutters - front only
- Full sod
- 6' wooden privacy fence with 48" gate
- 4’ iron fence (per plan)
- Trex decking on all porches and lanais
- Designer front doors
- Full Irrigation System

ENERGY-SAVING | INCLUDED FEATURES

- Double Pane, Low E Vinyl Windows
- LED Disc lighting
- Electric on-demand water heater(s) (per plan)
- Thermal barrier decking
- Spray foam insulation at crawl space
- R-13 Exterior Wall & R-38 Attic Insulation
- 15-seer Lennox HVAC System with Wi-Fi thermostat

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****Builder reserves the right to change features without notice****

Features As of 10/01/2026