



STANDARD FEATURES AND INCLUSIONS

- ☐ High-quality energy efficient condominiums
- ☐ 1-Year Warranty
- ☐ Poured 9' concrete foundation walls with the **FORM-A-DRAIN** system
- ☐ Passive radon system interlocked with drain system
- ☐ Vapor barrier under slab
- ☐ 2x6 exterior wall construction
- ☐ Excellent sound barrier between units
- ☐ Lighted tray ceiling in Great Room
- ☐ Kitchen island below countertop lighting
- ☐ LP[®] SmartSide[®] prefinished siding
- ☐ MARVIN fiberglass windows
- ☐ Abundant natural light
- ☐ Plumbing system includes:
 - Two (2) frost-protected hose bibs
 - 50-gallon energy saver power vented gas water heater
 - Sump pump
 - Rough-in for future water softener (water softener *not* included)
- ☐ Heating Ventilation & Air Conditioning (HVAC) system includes:
 - Smart ECOBEE thermostats
 - Zone-Ready furnace to support a 2nd zone in the basement as needed
 - **GeneralAire**[®] for balanced humidity
- ☐ Electrical system includes:
 - 200-amp service
 - Smoke and CO2 detectors
 - Recessed lighting
 - Ceiling fans in Primary Bedroom, Great Room and Bedroom 2
- ☐ Drywall has knockdown texture finish



- ☐ High ceilings throughout
- ☐ Painted solid core interior doors
- ☐ Painted door casing and floor base
- ☐ Maintenance free aluminum gutters, downspouts, soffits & fascia
- ☐ Asphalt driveway
- ☐ Concrete walkway and stoop
- ☐ Extensive landscaping
- ☐ Attached 2-car garage (completely insulated and drywalled with fire taping)
- ☐ Quiet belt-driven steel insulated garage door with windows and automatic opener
- ☐ Covered composite deck with pvc railing
- ☐ Open concept Great Room/Kitchen/Dining
- ☐ Great Room includes lighted tray ceiling
- ☐ **heating** Novus nXt gas fireplace:
 - Active flames
 - Touchscreen remote control
 - Full-height stone
 - Wood mantel
- ☐ Luxury Vinyl Plank (LVP) flooring
- ☐ **QUALITY**  **SIGNATURE SERIES** Kitchen Cabinets
 - Soft close drawers and doors
 - Crown molding
 - Above and below Kitchen cabinet lighting
- ☐ Large Kitchen island with electrical outlet, stainless steel under-mount sink, faucet and garbage disposal.
- ☐ Quartz countertops
- ☐ Ceramic tile backsplash in Kitchen
- ☐ Stainless steel **SAMSUNG** appliances
- ☐ Gas hook-up for range and dryer
- ☐ Walk-in pantry with shelving and frosted glass door
- ☐ Primary Bedroom:
 - Large walk-in closet
 - Fully tiled shower with niche and heavy-duty frameless glass
- ☐ Bathroom 2 includes tub with molded surround
- ☐ Carpeting in bedrooms with 8# pad

