301 FAIRWAY MEADOWS

Exterior

- Prefinished DiamondKote LP SmartSide Siding and Trim with a 30-Year No Fade Warranty
- 3-Season Porch with 4-track windows, tongue and groove cedar ceiling, and LVT floor for the ultimate in flexible living space
- Andersen 400 Series Casement Windows
- 8' Tall Fiberglass front door, Fiberglass house to garage door for durability
- 8' Tall by 8' Wide Andersen patio door
- Andersen storm door off 3-Season Porch
- 18' x 8' Insulated Garage Door with WiFi quiet belt drive opener
- 18' x 16' Concrete Patio
- Fortress Floors garage floor coating
- Lutron Caseta controlled exterior lights for dusk to dawn and programmable functionality
- Certainteed Landmark Shingles

Interior

- Solid Poplar trim, not MDF
- Skip Trowel Plaster Walls and Ceilings
- Active dormer with decorative beams in flex space in 303
- Engineered White Oak wood floors in the great room, kitchen, and dining room
- Quartz Countertops (full height Quartz backsplash in the 301 kitchen)
- Custom Cabinetry with soft-close drawers and doors
    - Cabinets to ceiling in the kitchen
    - Full depth cabinets on back of island
    - Deep drawers for pot and pan storage
    - Cabinet hood surround
- Kohler faucets and fixtures, Delta Kitchen faucet
- GE Café Kitchen Appliances
- Full height tile shower in primary bath with bench, storage niche, and shelves
- Programmable Heated Tile floor in primary bath
- Schlage Custom door lever hardware
- Kozy Heat fireplace with full height stone surround
- Interior bedroom and bathroom walls insulated for sound deadening
- Tube skylights in the primary closet and main bath for interior daylighting

Mechanicals/Other

- Carrier 96% Efficient Furnace with variable speed blower, 14 SEER Air Conditioner, 4" media air cleaner, and WiFi Thermostat
- Renewaire EV-130 Energy Recovery Ventilator for fresh air
- 9' + tall, 2x6 exterior walls with R-23 BIB insulation, R-50 attic insulation
- 9' Tall Basement Walls with egress window and future bath rough-in
- Advantech sub floors for structural rigidity
- Active radon mitigation system