QUALITY INCLUDED FEATURES

EXTERIOR FEATURES
- Maintenance free **James Hardie®** fiber cement siding
- Aluminum soffit, fascia board, gutters and downspouts
- Stone wainscot per plan
- 2-Car insulated, drywalled, and painted garage
- 30-Year warranty asphalt roof shingles
- Sod with shrubs in front w/ seed and blanket at side and rear
- Brushed concrete front and rear stoop, and walk to driveway
- Energy efficient single-hung vinyl windows and patio doors with grids, screens and hardware per elevation
- Painted 2-panel insulated steel exterior door with glass
- **Ring®** video doorbell
- **Clopay®** insulated garage door with wifi enabled openers, 2 remote transmitters, and keypad
- Two frost resistant exterior water spigots
- Two weatherproof GFI outlets
- 2 Basement window wells with escape window and grates
- Asphalt driveway and concrete apron
- Covered concrete patio or deck per site plan

INTERIOR FEATURES
- 9' First floor ceiling
- 8' Basement and second floor ceiling (if applicable)
- Designer selected 7" LVP waterproof flooring throughout 1st floor
- **Shaw®** wall to wall carpeting with ½" 5 lb pad in designer colors at stairs and throughout second floor (if applicable)
- 6'8" 2 Panel **Masonite®** painted interior doors with satin nickel hinges
- 3 ¼" Painted baseboard and 2 ½" MDF painted door casing
- Drywall return windows with sills and apron
- Tustin lever door hardware in satin nickel
- One color wall paint and trim painted throughout
- Dedicated laundry room with floor drain and pan
- Large clothes, linen, and guest closets per plan with easy clean wire shelving in white
- Energy efficient motion lighting in all secondary closets
- Pendant lighting at kitchen island and light bars at bathroom vanities in chrome

KITCHEN
- Stainless steel **Whirlpool®** freestanding gas range
- Stainless steel **Whirlpool®** dishwasher
- Stainless steel **Whirlpool®** microwave hood (vented to ext)
- Waterline to refrigerator
- 32" stainless steel in island sink
- **Moen®** heavy duty 1/3 HP garbage disposal
- **Moen®** Chateau faucet with side spray in chrome
- Painted or stained cabinets with soft close doors and drawers, solid wood dovetail drawer boxes, and 42" upper cabinets
- 3 CM Level 1 quartz countertops with 4" backsplash and eased edge

PRIMARY BATH
- 7" Luxury vinyl plank flooring
- **Moen®** Mason bath accessories in chrome
- Painted or stained cabinets with soft close doors and drawers
- 3 CM Level 1 quartz countertop with 4" backsplash
- 18" white porcelain sinks
- Shower door with chrome hardware
- **Moen®** Chateau faucets in chrome
- Elongated toilet in white
- Plate glass mirror

HALL BATH
- 12X24 Luxury vinyl tile
- Painted maple cabinets with soft close doors and drawers
- 3CM Level 1 quartz countertop with 4" backsplash
- Tub/shower combo with white fiberglass surround
- **Moen®** Chateau faucets in chrome
- **Moen®** Mason bath accessories in chrome
- Elongated toilet in white
- Plate glass mirror

POWDER ROOM
- Pedestal sink in white
- **Moen®** Chateau faucet in chrome
- Elongated toilet in white
- Oval glass mirror

LAUNDRY ROOM
- Water box and drain
- Gas supply and venting

UTILITIES
- Kenosha sewer and water
- 200-amp electrical service
- Conduit to future electric car charger
- **Carrier®** 14-SEER central air conditioning
- **Carrier®** 95% efficient gas furnace
- **AprilAire®** humidifier
- High efficiency 50-gallon quick recovery electric water heater
- **Carrier Ecobee®** smart thermostat
- One CAT6/RG6 combo jack at family room and primary bedroom

QUALITY CONSTRUCTION
- Poured concrete foundation walls
- Damp-proofed foundations
- Sill sealer at exterior foundation plates to prevent air infiltration
- 2X6 Exterior wall construction per plan
- Exterior envelope sealed with **Tyvek®** house wrap capped and nailed for air infiltration barrier
- Ice and water shield (per plan)
- Drywall glued and screwed reducing nail pops and cracks
- R-21 fiberglass insulation in all exterior walls
- R-49 attic insulation
- Interconnected smoke and carbon monoxide detectors on each floor and in each bedroom hardwired with battery back-ups

HURONHOMES

Features listed are subject to changes or substitution without notice. Items listed may contain options that are not standard on all models or not included in the purchase price. Availability may vary. Please see your New Home Consultant and/or home purchase agreement for actual features designated as an Included Feature. All product and/or company names are trademarks or registered trademarks of their respective owners, and use of these marks does not imply any sponsorship, endorsement, support, or affiliation between the trademark owners and The Huron Group. Void were prohibited by law. Copyright © 2026 The Huron Group. All rights reserved.

OPTIONS & UPGRADES

STRUCTURAL
Upgrade covered porch to screened in porch (if applicable)
Upgrade covered porch to sunroom (if applicable)
Upgrade deck from wood to Trex (if applicable)
Add second floor loft, bedroom, and full bathroom (Loft model option)
Convert study to 3rd bedroom (Pinehurst only)

PLUMBING
Add gas stub for future barbecue at rear stoop
Upgrade toilets to comfort height or soft close
Upgrade fixture package to **Moen®** Eva chrome & Moen Sleek in chrome
Upgrade fixture package to **Moen®** Glyde Black and Moen Arbor in black
Upgrade fixture package to **Moen®** Jase in bronzed gold

ELECTRIC
Upgrade to decora switches and outlets
Add 4 corner room light package (4 At primary bed & 4 at family room)
Add electric car charger

APPLIANCES
Add **Whirlpool®** French door refrigerator w/ water dispenser
Add **Whirlpool®** top load washer and dryer
Add **Whirlpool®** front load washer and dryer
Upgrade to Gourmet Kitchen by **KitchenAid®** (Includes upgrade to Kitchen Aid refrigerator, range, dishwasher, stainless steel hood, and under counter microwave)

FLOORING & TILE
Upgrade 1st floor from 7" luxury vinyl flooring to 7.5" engineered hardwood
Upgrade bath and laundry flooring from luxury vinyl plank to 12X24 tile
Upgrade shower walls and/or tub/shower walls from fiberglass to 12X24 tile
Upgrade kitchen backsplash from 4" quartz and paint to a variety of designer selected tile options

CABINETS
Upgrade door style
Add laundry sink base cabinet with quartz countertop, sink, and faucet
Add crown molding in kitchen
Add roll out trays in kitchen
Add pull out garbage in kitchen
Install customer supplied hardware

COUNTERTOPS
Upgrade quartz countertop style
Add waterfall to island

INTERIOR TRIM
Upgrade stair walls to rail and balustrade painted wood or designer black metal (If second floor selected)
Upgrade doors to solid core
Upgrade interior trim to eased edge in larger size

PAINT
Upgrade paint to matte sheen in designer color
Paint garage steps
Paint basement steps

INTERIOR FINISHES
Upgrade lighting to matte black package
Upgrade door hardware to matte black package

Features listed are subject to changes or substitution without notice. Items listed may contain options that are not standard on all models or not included in the purchase price. Availability may vary. Please see your New Home Consultant and/or home purchase agreement for actual features designated as an included feature. All product and/or company names are trademarks or registered trademarks of their respective owners, and use of these marks does not imply any sponsorship, endorsement, support, or affiliation between the trademark owners and The Huron Group. Void were prohibited by law. Copyright © 2026 The Huron Group. All rights reserved.