

Standard Features List

Exterior/Structural Features

- All underground municipal utilities
- Front brick elevation with address stone
- Vinyl siding on sides and rear in choice of rich pastel or earth tone colors
- 9' first floor ceiling height, 8' second floor ceiling height
- 10" thick poured concrete foundation walls, 8' tall
- Exterior lanterns (per plan)
- Energy Efficient single-hung vinyl windows with Low-E glass
- White window hardware
- Fiberglass painted entry door with sidelights (per plan)
- Brass, Chrome, or Brushed Nickel latch-style entry door hardware with deadbolt
- Poured concrete driveway with radius walk
- Insulation garage door(s) with opener(s)
- Lifetime shingles, Certainteed Landmark Plus Designer in choice of earth tone colors
- Aluminum gutters, fascia & soffit in ivory, wicker, clay or brown colors

Interior Features & Trim

- Decorative door casings and floor base boards
- Painted mantel w/granite surround
- Majestic CDVR36NSC7 36" direct vent gas fireplace
- Walk-in kitchen pantry or coordinating cabinet pantry (per plan)
- Oak handrail and balusters with choice of stain
- Sound attenuated insulation in all bathroom walls
- Choice of 6-panel, 5-panel or 4-panel interior doors
- Schlage hardware in choice of several lever handle styles
- Insulated steel door between garage and laundry room
- Privacy locks on all bathroom and bedroom doors
- Garage drywall and taped
- High-quality Sherwin Williams interior paint; flat finish on walls in choice of neutral tones (up to 2 colors); ceiling white on ceilings; semi-gloss choice of white on trim and doors

Floor Covering

- Pre-finished 3 1/4" oak hardwood floors (Bruce or Shaw) in foyer, kitchen, nook and powder room in choice of stains
- Ceramic tile in all bathrooms, mudroom and laundry
- Treated, trackless carpeting in the balance of living areas

Standard Features List

Kitchen

- Granite countertops with a choice of assorted colors with standard edge profile
- Matching 4" granite backsplash
- Quality Brand 36" Maple full wood cabinets, Hancock 2 style with crown molding
<http://www.qualitycabinets.com>
- Gourmet Island with matching countertop
- Kohler faucet – Model #K596-VS
- Under mount stainless 18 gauge double bowl sink by Proflo (PFUE206)
- Stainless Steel Whirlpool appliances (refrigerator not included)

Bathroom

- White soaking tub with ceramic tile deck in master bath (corner tub per plan)
- Satin Nickel Kohler Forte Collection sink, tub and shower faucets in all bathrooms
- Proflo white elongated commodes (1.6 gallon) in all bathrooms
- Tile shower in master bath with standard shower door
- White fiberglass shower/tub unit in main bath
- White fiberglass shower stall in princes suite (per plan)
- Granite countertops with standard edges in the main and master bath
- Pedestal sink in powder room with oval mirror
- All other bathroom mirrors 36" height

Mechanical, Electrical, Plumbing & Heating

- PEX and copper tubing
- Lennox ML193UH135P60D 93 Efficiency gas furnace
- Lennox ACX060-230 Seer 13 Air-Conditioning System
- White Rogers digital programmable thermostat
- 50-gallon, high-efficiency power vent water heater
- Gas prep for dryer
- Badger 1/2 HP kitchen disposal
- Freestanding laundry tub in laundry room
- 3 piece rough for future basement bathroom
- Exterior spigots (2), front and back
- 200 amp electrical service
- Overhead light fixtures (per plan)
- Recessed lighting over fireplace (2), over master tub deck (2), in master shower (1), and kitchen (5)
- Exterior lights at entry, kitchen door wall and garage doors
- Lighting fixtures and vent fans in all bathrooms
- Doorbell and button
- Four (4) total cable and/or TV jacks in choice of locations
- Exterior GFCI outlets (2), front and back