

INTERIOR

- 9' smooth ceilings on main floor
- Unique interior doors
- Unique interior trim packages that include shiplap, crown moulding, custom site built mantles, stained tongue and groove ceilings, site build mud benches, 5" base and wide door moulding (per plan)
- Wrought iron pickets on full wood tread staircases
- Coffered ceiling and craftsman style chair rail with shadow boxing in dining
- Wood floors in kitchen, breakfast, dining, family, foyer, main level secondary bedroom & upstairs hallway
- Tile flooring in all full baths and laundry
- Granite countertops in all baths, laundry & kitchen
- 42" wood burning fireplace with stone surround & site built mantle
- Large walk in closets (per plan)
- Disappearing stairway
- Designer oil rubbed bronze lighting & plumbing fixtures / lighting is selectable by purchaser (at allowance)
- Elongated commodes with soft close lids
- All bedrooms, rear covered porch & family room prewired for fan with light kits
- 15+ recessed lights strategically placed (per plan)
- Fully wired for security system / ready for activation upon close
- garage door with opener & 2 remotes
- Laundry rooms with base cabinet & laundry sink with granite top, under mount stainless sink & high arc oil rubbed bronze faucet
- Secondary main bath on main level (per plan) with raised vanity, granite top, under mount sink and 8" spread faucet with custom wrapped mirror
- Protective ground fault interrupt circuits for wet areas
- 42" wall cabinets in kitchen

KITCHEN

- Stainless steel under mount sink
- High arc faucet with integrated sprayer
- Stainless steel appliances includes built in microwave over oven, dishwasher and 36" electric cooktop (selectable with allowance)
- Raised panel cabinets with hardware
- Granite countertops
- Decorative tile backsplash
- Wood flooring
- Refrigerator ice maker line
- Custom build wood shelving in pantry

MASTER SUITE

- His/her raised vanities with granite tops & 8" oil rubbed bronze faucet spreads (per plan)
- Tile flooring with Jetted Tub
- Large walk in full tile showers with soap/shampoo inset and decorative trim
- Custom framed mirrors
- Large carpeted walk in closets
- Trey ceilings (per plan)
- Sitting rooms (per plan)

EXTERIOR

- Fiber Cement siding
- Brick/stone accents with craftsman front
- Divided light window grids for all windows
- Architectural style 25 year roof shingles
- Master planned landscape package with irrigation for sodded areas
- Large covered rear patios with grilling porches (per plan) and a sidewalk from turn around to covered porch
- Lifetime vinyl soffits
- Shutters (per plan)
- Prefinished gutters with splash blocks
- Front and rear electrical outlets and water faucets
- Beautiful stain grade mahogany front door slab with beveled glass and dentil shelf.

ENERGY FEATURES

- Electric dryer connections
- Extreme gap sealing procedures
- Energy efficient right sized heating & air systems
- Insulated low-e windows & doors
- Moisture barrier home wrap
- R-19 vaulted ceilings
- R-13 exterior walls
- R-30 flat ceilings

COMMUNITY EXCLUSIVE FEATURES

- Underground utilities
- Septic tank wastewater disposal
- Protective covenants
- Decorative mailbox & post
- 4 board pressure treated fence along front property line at Old HWY 85

- Builder reserves the right to change and modify these standard features without notice. When used as Exhibit "C" of a new purchase and sale agreement, features on this sheet will not change.
- Lighting allowance : \$2,500.00
- Seller's closing cost contribution : 1%

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