

INTERIOR

- 9' smooth ceilings on main floor
- Unique interior doors
- Wrought iron pickets on staircase
- Coffered ceiling in dining
- Craftsman style trim in dining
- Wood floors in kitchen, breakfast, dining, family, foyer and applicable hallways with full stain staircase treads.
- 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)
- Wood shelving in kitchen pantry.
- Designer oil rubbed bronze lighting & plumbing fixtures /
- Elongated commodes
- Secondary bath tubs with tile wall surrounds and soap/shampoo insets
- All bedrooms, rear covered porch & family room prewired for fan with light kits
- Cable outlets in all bedrooms & family room
- 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 & 8" spread oil rubbed bronze fixture
- 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 whirlpool appliances with built in double ovens & 36" cooktop, wood vent hood & dishwasher (selectable with allowance)
- Raised panel cabinets with hardware
- Crown moulding above cabinets
- Granite countertops
- Decorative tile backsplash
- Wood flooring
- Refrigerator ice maker line
- Chef's pantry with wood shelving suite

MASTER SUITE

- His/her raised vanities with granite tops & 8" oil rubbed bronze faucet spreads (per plan)
- Tile flooring
- Large walk in full tile showers with soap/shampoo inset and decorative trim
- Free standing contemporary soaking tub with wall mount faucet!
- Frameless shower enclosure!
- Large carpeted walk in closets
- Trey ceilings (per plan)
- Sitting rooms (per plan)

EXTERIOR

- Fiber Cement siding
- Brick/stone accents
- Divided light window grids for all windows
- Architectural 30 year roof shingles
- Master planned landscape package including 30 pallets
- Large covered rear patios with grilling porches (per plan)
- Lifetime vinyl soffits
- Shutters (per plan)
- Prefinished gutters with splash blocks
- Front and rear electrical outlets and water faucets
- **24 X 24 detached garage on lots 2, 3, & 5!**

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

Detached Features

- Exterior finished similar to main home
- Slab foundation
- Basic wiring only
 - 4 keyless lights main level
 - 3 keyless lights upstairs
 - 8 110v outlets main level
 - 2 110v outlets upstairs
 - Separate panel for future upgrades
 - One exterior light by walk through door
 - Two flood lights each corner
- No plumbing, no heating and air, no insulation, no sheetrock
- 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 : \$4,000.00

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