



Design Features

June 14, 2017

- FOUNDATION:** Engineered pilings with white painted screening.
- FRAMING:** Standard 16" O.C. 2"x4" exterior wall framing, 7/16" OSB roof and wall sheathing.
- ROOFING:** Engineered 24" O.C. trussed roof with limited lifetime architectural shingles.
- SIDING:** Wind-load rated, low-maintenance, double 4" vinyl siding by Mastec. Vinyl soffits with aluminum fascia and frieze boards.
Vinyl siding exceeds regional wind-zone federal safety requirements
- EXTERIOR DOORS:** Fiberglass exterior front door with anti-rot frame and thresholds. Keyless entry deadbolt lock included on front door entry.
- EXTERIOR WINDOWS:** Double-hung, tilt-sash, vinyl windows with screens, and impact resistant glass. Windows are wind-load rated, energy-efficient, insulated, and include Low-E, double-pane glass with four-over-one pattern grilles between the glasses.
- HVAC:** Energy-efficient 15-SEER heat pump, and central air with a programmable digital thermostat. Dual-zone system with a separate thermostat for homes with second-floor living space.
- ELECTRICAL:** 200 AMP electric service. Prewired cable TV, phone jack, and one computer outlet. Two exterior electric outlets on ground level.
- PLUMBING:** 50-gallon electric water heater. Public sewer and water service. Exterior water spigot and outdoor shower with hot/cold water located on ground level.
- APPLIANCES:** 30" wall-oven, wall-mounted microwave, dishwasher with fully integrated console, electric cooktop, 1/2 horsepower garbage disposal, and pre-installed icemaker connection for refrigerator.
Standard finishes include stainless steel, black, or white
- KITCHEN AND CABINETRY:** Designer kitchens include staggered upper cabinets, under cabinet lighting, dovetail drawer boxes with soft-close drawers, and soft-close rollout tray in lower cabinets. Granite countertops, tile backsplash, and stainless-steel Moen faucet on double-bowl stainless, under-mount sink standard in kitchen.
Large selection of laminate top finishes available

- BATHROOM FEATURES:** Bathrooms feature single-piece, cultured-marble, raised-height vanity tops with integral sink, elongated toilets, and brushed-nickel bath fixtures by Moen. Master bathroom includes a ceramic-tiled shower with seat, and double-bowl, raised-height vanity. Fiberglass tub/shower unit in guest bathrooms.

- INTERIOR DOORS, INTERIOR TRIM:** Two-panel interior doors with 3 1/4" flat casing are finished with brushed-nickel levered door handles and hinges. All windows fully trimmed and cased. Rooms trimmed with 5 1/2" flat baseboard, except bathrooms.

- INSULATION, DRYWALL, WALLS, CEILINGS:** Smooth-finish ceilings and rounded corners throughout home. Nine-foot ceilings on the first floor. Wall insulation is rated R-13, ceiling insulation and first floor floors rated R-30. Cathedral/trey ceilings in select rooms (per plan).

- PAINTING:** Interior doors and trim painted with two coats of semi-gloss bright white latex. Interior walls and ceilings painted with two coats of flat latex.
Four colors available for walls (single color throughout), all ceilings painted white

- FLOORING:** Engineered hardwood flooring in all areas except bedrooms, bathrooms, and laundry. Bedrooms finished in plush carpeting. Bathrooms and laundry finished with ceramic tile flooring and base.
Large selection of colors to choose from

- SHELVING:** Ventilated wood shelving in all bedroom closets. Wire shelving in the pantry.

- FANS / LIGHTS:** Interior recessed lighting in designated areas. Interior lighting controlled by flat rocker type decora switch and speed controls for all ceiling fans. Ceiling fan and light for each bedroom, covered porch, and family room.
\$2,000 light fixture allowance included

- STORAGE:** Large storage area on ground level.

- INTERIOR STAIRS:** Interior stairs to first floor on all floor plans for easy access in any weather.

- PORCHES:** Large treated wood deck with white painted rails

- DRIVEWAY:** Broom finished concrete with tooled edge and control joints. Concrete parking pads under the residence.

- LANDSCAPING:** Lush landscaping with Zoysia sodded lawns, zoned irrigation and generous plantings.

- WARRANTY:** 10-year Bonded Builders Home Warranty