



Standard Interior Features

FLOORING

- 12" x 12" ceramic tile in master bath
- 6" x 6" ceramic tile in secondary baths
 - Hardwood flooring on main level (excluding bedrooms)
- Carpet in all bedrooms, upstairs hall and 2nd to 3rd floor stairs

STAIRS

- Oak stairs (per plan)
- Oak handrails with painted balusters

INTERIOR TRIM

- Three-piece crown in living room, dining room, and foyer
- Two-piece chair rail in dining room and foyer
- Panel molding in dining room and foyer
 - 3 1/2" Adams casing on windows and doors (main level)
- 5 1/4" Colonial baseboard (main level)
 - Painted wood shelving with wooden closet rails

PAINT

- Two-tone paint
- Cool Platinum on walls and ceilings
 - Bright White on all trim

HARDWARE

- Schlage® lever locks on all interior doors
 - Brass door knocker and kick plate
 - Mirrors in all baths
 - Oval mirror in powder room

SPRINKLER SYSTEM

- Modern interior fire suppression system

PLUMBING

- Kohler® elongated toilet bowls
 - Soaking tub in master bath
- Separate shower enclosure in master bath with ceramic tile surround
 - 8" spread on master bath and powder room faucets
 - 4" spread on secondary bath faucets
 - Secondary baths, tub/shower with ceramic tile surrounds
- Single bowl stainless steel undermount sink in kitchen
 - Pedestal sink in powder room
 - Delta® chrome faucets
 - Electric hot water heater
 - Disposal in kitchen sink

APPLIANCES

- Whirlpool® counter depth refrigerator with ice maker and water in door
 - Whirlpool® dishwasher
- Whirlpool® gas cooktop and electric wall oven (per plan)
 - Whirlpool® range (per plan)
- Whirlpool® microwave with recirculating fan

FIREPLACES

- 36" gas direct vented fireplace with slate surround and slate hearth
- Mount Vernon style decorative mantle

HVAC

- Dual zone systems
 - 90+ gas furnace, lower level
- 13 seer heat pump on upper levels
 - Programmable thermostats

CABINETS AND COUNTERTOPS

- 42" wall cabinets with full overlay doors in kitchen
 - 34" white vanity in master bath
 - 30" white vanity in secondary baths
 - Granite kitchen counter tops
 - Marble countertops in master bath and secondary baths
- Full crown on all upper cabinets

ELECTRICAL

- Recessed lighting in kitchen, all baths and throughout home
- Dimmer switch in dining room and kitchen

CEILINGS

- 9' and 10' ceiling height main level (per plan)

STRUCTURED WIRING

- Security system with 2 key pads and motion sensor
- 6 phone jacks and 6 cable jacks



Standard Exterior Features

STRUCTURAL

- Tyvek® housewrap
- All wall sheathing structural 7/16 OSB
 - Hardiplank® pre-finished siding
 - Fypon® architectural trim
- Engineered floor and roof systems

WINDOWS AND DOORS

- Fiberglass raised panel front door
- Insulated, tilt, double hung, simulated divided light windows
- Full screens on all operable windows

ROOF AND GUTTERS

- 40-year fiberglass dimensional shingles
 - Seamless ogee gutter with 2" x 3" rectangular downspout

INSULATION

- R-13 batt on exterior walls
- R-38 in ceilings and overhangs

GARAGES

- Insulated garage doors
- Fully insulated garage walls
- Garage walls and ceiling, sheetrocked, taped and blocked with heavy primer
- Garage door openers with 2 remotes

STOOPS AND WALKS

- Brick stoops to match house brick
- Brick leadwalks to match sidewalk
 - Brick driveways (per plan)

LANDSCAPING

- Professionally designed foundation plantings
 - Sodded front and rear lawns
 - Irrigated front/side lawns and common areas
- Landscaping and lawn maintenance

* These materials and the features and amenities described and depicted herein are based upon current development plans, which are subject to change based on market conditions, availability and architectural revisions.

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