



DISTINCTIVE FEATURES

COMMUNITY FEATURES

- Architecturally controlled community
- 23 oversized homesites sodded on all 4 sides
- Professionally designed community
- Professionally managed HOA
- Painted brick water tables - all 4 sides
- 8' tall double front entry doors
- Stained or painted columns on front porch
- Professional landscaping with irrigation

EXTERIOR FEATURES

- Farmhouse elevations with painted brick and cedar trim (per plan)
- 3-car garages options with carriage-style doors and garage door openers
- 2 hose bibbs
- Termite Bait System
- 4-zoned irrigation system

INTERIOR FEATURES

- Five-panel, farmhouse-style interior doors
- 8 ft. interior doors on main floor only
- Craftsman-style mantle and brick surround with gas logs
- Built-in bench in mudroom
- Vaulted ceilings in owner's suite and great room (per plan)
- 5" pre-engineered hardwood floors on main floor in foyer, breakfast area, great room, mud, powder room and office/study
- 9 ft. smooth ceilings on main and second floors
- Crown molding in common areas on main floor
- Quality, upgraded 6" baseboards in main areas and 4" in secondary bedrooms and areas
- High quality carpet with 6 lb. carpet pad in non-tiled and non-hardwood areas
- Tile in laundry and secondary full bathrooms
- Modern farmhouse trim throughout home
- Designer, upgraded interior light package in satin nickel
- Ceiling fans in owner's suite and family room
- Granite throughout (kitchen, powder, owner and secondary baths)
- Rectangular sinks in secondary bathrooms
- Ceiling fan brace and wiring in secondary bedrooms

INTERIOR FEATURES CONT'D.

- Designer paint
- Stain-grade wood stair treads
- Satin nickel plumbing and light fixtures
- CAT6 wiring throughout
- 4" spread plumbing for all secondary bath and powder rooms

GOURMET KITCHEN FEATURES

- 3x6 subway tile backsplash
- Granite countertops
- Three designer hanging pendants above island
- 42" painted or stained upper wall cabinets with crown molding
- Stainless steel appliance package includes 30" cooktop and single oven with trim kit, dishwasher, microwave with trim kit and cabinet, 30" stainless steel chef-style vent hood (Whirlpool)
- 5 disk lights
- Under-mount, single bowl, stainless steel sink

OWNER'S SUITE FEATURES

- Large walk-in closet
- Frameless glass shower doors/tile shower walls and tile shower floor
- Large soaking tub
- Rectangular, double-bowl vanity
- Granite countertops
- Shower niche in master shower
- Comfort height toilets
- Laundry connects to owner's suite
- 8" spread plumbing

ENERGY EFFICIENT FEATURES

- Lennox HVAC 14 SEER zoned system
- Energy efficient vinyl windows
- Gas water heater

WARRANTY

- One year warranty on the home
- 2-10 Homebuyers Warranty
- One Year Termite Bond



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