

DISTINCTIVE FEATURES

COMMUNITY FEATURES

- Architecturally controlled community
- Professionally designed community
- Professionally managed HOA
- Professional landscaping with irrigation
- Community Amenities: Day use dock, gazebo, community outdoor fireplace, his/her bathrooms

EXTERIOR FEATURES

- Farmhouse elevations with painted brick and cedar trim (per plan)
- Painted brick water tables - 3 sides
- 8' tall double painted front entry doors three quarter light
- Stained or painted columns on front porch
- 2-car garage side entry with insulated carriage-style door
- 2 garage door door openers
- 2 hose bibbs
- Termite Bait System
- 4-zoned irrigation system
- Flood lights (per plan)

INTERIOR FEATURES

- Five-panel, farmhouse-style interior doors
- 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, and powder room
- 9 ft. smooth ceilings on main and second floors (10 ft. ceiling on main in Harrison plan)
- Crown molding in common areas on main floor
- Quality, 6" baseboards in main areas and 4" in secondary bedrooms and areas
- Modern farmhouse trim throughout home
- High quality carpet with 6 lb. carpet pad in non-tiled and non-hardwood areas
- Tile in laundry and secondary full bathrooms
- Designer, upgraded interior light package in satin nickel
- Ceiling fans in owner's suite and family room
- Granite countertops with white cabinets in powder rooms and 1st full bath in Harrison
- Oval sinks in secondary bathrooms
- Cultured marble countertops in secondary bathrooms
- Soft close cabinet doors & drawers throughout home

INTERIOR FEATURES CONT.

- Ceiling fan brace and wiring in secondary bedrooms
- Designer paint (ceiling color matches wall color)
- Stain-grade wood stair treads
- Satin nickel plumbing and light fixtures
- CAT5 wiring in Family Room and Bedrooms
- Media jacks to include data and cable
- Single, full lite door, stepout concrete pad on basement homes

GOURMET KITCHEN FEATURES

- 3x6 subway tile backsplash
- Granite countertops
- Three designer hanging pendants above island
- 42" white kitchen cabinets
- Whirlpool Stainless steel appliance package includes 30" gas cooktop and built-in single oven with trim kit, dishwasher, microwave with trim kit and cabinet, 30" stainless steel chef-style vent hood
- 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

ENERGY EFFICIENT FEATURES

- Lennox HVAC 14 SEER zoned system
- Energy efficient vinyl windows
- 50 gallon gas water heater

WARRANTY

- One year warranty on the home
- 2-10 Homebuyers Warranty
- One Year Termite Bond
- A personal homeowner orientation and pre-delivery inspection prior to closing

HOA- \$1,200 Initiation Fee at Closing and \$800/Year*