

DISTINCTIVE INTERIORS- SIGNATURE SERIES

- Exquisite trim package which includes: crown moulding in foyer, living room, dining room, powder room and owners suite. Beautiful casing throughout home.
- 7 1/4" base molding on first floor
- 5 1/4" base molding on second floor
- Chair rail and picture frame molding in dining room
- Soaring two-story foyers (per plan)
- Hardwood foyer, powder room/1st floor bath, & kitchen/breakfast (per plan)
- Level 2 plush wall-to-wall carpeting
- Wood cased openings (per plan)
- Stained oak hand rail with iron balusters (per plan)
- Choice of four interior smooth-panel door styles
- 42" fireplace with gas starter and granite surround
- Smart tube installed above family room fireplace with electrical outlet
- Security system prewire
- Prewire and bracing for future fans at all bedrooms, study/office and family room
- (3) "Cat-5" phone locations and (2) "RG-6" cable locations
- Generous lighting selection allowance
- Two-tone trim & wall paints in your choice of designer selections
- Callan[®] satin nickel door hardware
- Owner suites with cozy sitting areas (per plan) and dramatic tray ceilings

GOURMET KITCHENS

- Raised-panel stained cabinets with crown molding
- Granite countertops with ceramic tile backsplash
- Whirlpool stainless appliance ensemble featuring oven, 30" gas cook top, microwave, built-in dishwasher and garbage disposal
- Ice-maker hookup for refrigerator
- 50/50 double-bowl undermount sink with Moen[®] faucet
- Ceramic tile backsplash
- Convenient breakfast bar or island (per plan)
- Oversized walk-in pantry (per plan)
- Recessed can lighting (per plan)

LUXURIOUS SPA BATHS

- Soaring 11ft. ceilings
- Tile floor in all baths
- Dual raised vanities in owners suite (per plan)
- Raised panel stained cabinets in owners suite with granite
- Garden tub in owners suite
- Glass & chrome enclosed shower in owners bath
- 12" X 12" ceramic tile surrounds in owners & first floor bath
- Chrome plumbing fixtures in all baths
- Upgraded Sterling[®] elongated water closets

ENERGY-ENGINEERED FEATURES

- Carrier 14 S.E.E.R. dual heating/cooling system
- Programmable thermostat for each heating/cooling system on 1st and 2nd floors
- 50-gallon gas water heater with recirculating pump
- Insulated exterior doors
- Energy Star single hung vinyl windows
- Exterior caulking around all doors & windows
- R-30 blown insulated ceilings; R-13 in walls; R-30 in vaults and finished space over garages
- Full OSB sheathing and house wrap
- Extensive caulk and sealant at all exterior wall penetrations
- Ridge (ventilation) vents

AUTHENTIC EXTERIORS

- Architecturally controlled, professionally designed exteriors incorporating brick, stone, shake and plank siding (per plan)
- Insulated metal Carriage-style garage doors with automatic door openers
- Concrete-finished driveway
- Hardi-soffit overhangs
- Landmark roof shingles with 30-year warranty
- Wood-grained FiberClassic[®] front entry door
- Single-cylinder deadbolts on exterior doors
- Pull down stairs to storage above tandem garage
- Grids between glass on front windows (per plan)
- Professionally designed landscaping with sod in front, side and rear yards (rear to approx. 20 ft. from house)
- Deck (10 by 12) on rear of home
- Two exterior hose bibs
- Irrigation system up to five zones

QUALITY CONSTRUCTION

- Six scheduled meetings with Project Manager:
 - Pre-Construction Conference (PCC)
 - Pre-Drywall Orientation (PDO)
 - Pre-Settlement Orientation (PSO)
 - Final Sign Off (FSO)
 - Post-Closing Review (PCR)
 - Final Warranty Review (FWR)
- One-year limited warranty program
- Ten-year structural warranty
- Foundation and framing inspections by an independent structural engineer
- Engineered floor systems with Advantech[®] sub flooring
- Termite treatment

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