



# Standard Home Features

## KITCHEN FEATURES

- Large choice of laminate Countertops with 4 choices of edges
- Solid Maple custom cabinets  
(includes hidden hinges and milled crown molding, solid wood construction throughout along with a wide selection of cabinet door hardware.)
- Appliances  
Premium Frigidaire white or black appliance package (includes smooth top stove, built in microwave, dishwasher & disposal.)
- Chrome Delta Plumbing fixtures

## BATH FEATURES

- Wide range of vinyl flooring to choose from
- Delta plumbing fixtures
- Maple Bathroom vanities
- Cultured marble vanity tops
- All showers include Delta Scald guard pressure reducing valves
- Double vanities in all Master Baths and some secondary baths (per plan)
- Master Bath has garden tub
- Spacious glass enclosed master bath shower, fiber glass surround.
- 2nd and 3rd Baths – enamel steel tub, fiber glass surround.
- Satin Nickel Bath Accessories included in all baths
- Mirrors vanity
- Custom wire shelving in all closets

## STRUCTURAL

- Foundation and frame system by licensed engineer
- All walls framed 16" on center.
- Engineered headers and beams.
- 30 year architectural shingle roof.
- 3000 PSI high performance concrete.
- Full 6" gutters around entire home.
- Interior water shot-off valves in all homes.

## HVAC & INSULATION

- 3-ton unit  
(modified as required by specific cubic footage requirements of floor plan)
- Programmable digital display setback thermostats
- Walls: R-13 fiberglass batt insulation
- First floor: R-19 fiberglass batt insulation
- Bonus Room Flat ceilings: Owens Corning R-30, R-19

## SPECIAL WIRING PACKAGE

- Satin Nickel lighting package throughout house.
- Phone access  
kitchen, living and master bedroom
- Cable access  
(living room, master bedroom) and bonus room (if applicable).

## EXTERIOR FEATURES

- Custom designed brick and siding.
- Brushed concrete driveway
- Brushed finished patio.  
Will vary based on plan/lot  
May not be applicable to some Lots and Floor plans
- Front landscape package
- Community approved mailbox
- Front and rear hose bib connectors

## INTERIOR FEATURES

- Laminate and Cultured Marble Countertops
- Satin Nickel door fixtures throughout the house
- 6 panel interior doors
- Utility room or closet (varies per plan)
- Custom wire closet organizers in all bedroom closets

## Floor Coverings

- Hardwood  
Solid wood flooring in Foyer and Kitchen
- Carpet  
Mohawk Prize Winner II Carpet  
w/6lb pad in Master, Secondary Bedrooms, Living room, Dining Room, Bonus Room (if applicable).
- Vinyl  
Wide selection of vinyl flooring in all bathrooms, utility room/ closet.

## Trim

- Baseboards 3.25"
- Crown molding  
in living room, master bedroom and dining room (if applicable)

## Paint

- Exterior trim – 1 color (will determine gutter color)
- Interior – 1 color wall, 1 color trim, 1 color ceiling  
All custom features are per design and model. Certain features will vary from plan to plan.

## Custom Upgrades also available from design Center for

- Carpet
- Cabinets and Counter tops
- Flooring
- Door, bath and cabinet hardware
- Appliances

Standard Features are subject to change, without notice, prior to contract.