



EXTERIOR FEATURES

- Low Maintenance Exterior with/Hardie Board & Stone Veneer (Per Plan)
- Craftsman-Style Front Door (2 Panel, 3 Light Design)
- 30-Year Architectural Asphalt Shingles & (Metal Roofing, if Applicable)
- AMSCO Studio Series White Vinyl Double-Pane, Low-E
- Vinyl Windows
- Maintenance Free Aluminum Fascia, Soffit & Full Rain Gutter
- Professionally Landscaped Front & Rear Yards (Per Plan)
- Large Covered Patio (Per Plan)
- Step Free Entry from both the Front Door, Garage & Patio
- Coach Lights – Garage (Per Plan)



GARAGE

- Oversized 2-Car Garage with Room for Storage or Workbench
- Fully Sheetrocked & Fire Taped with Keyless Lights
- 8 x 16 Long Panel Vinyl Back Insulated Garage Door with Frosted Glass
- MyQ Liftmasters System with Wi-Fi, Keypad & Two Remote Transmitters



CLUBHOUSE

- Clubhouse with Fitness Room
 - Spacious Social Area for Gatherings
 - Kitchen
- Pickleball Court



INTERIOR

Doors, Trim & Hardware

- 8' Two-Panel Doors
- Lever-Style Interior Door Handles
- Painted Windowsills (Same Color/Sheen as Base & Case)
- Craftsman Style Base & Case

Walls & Ceiling

- 9' Main-Level Ceilings with Taller Tray Ceilings in Designated Areas
- Square Corner bead & "Holy Smooth" Wall Finish
- Two-Tone Paint (Ceilings & Walls, One Color/One Sheen), (Base, Case & Doors, One Color/One Sheen)

- Flooring – Carpet w/6 lb. Pad, Luxury Vinyl Plank & Tile

Lighting & Electrical

- Decora Rocker Light Switches
- Ceiling Fans (Family Room & Owners Suite)
- CAT 6 & Coax / RG6

Kitchen & Baths

- Solid Surface Countertops Throughout
- Moen Plumbing Fixtures Throughout
- Comfort-Height Toilets w/Soft Close Lids Through-Out

Additional Features

- Designer Bench with Hooks
- Insulation: R19 Walls; & R48 Ceilings (where available)
- Ten hours of professional designer services related to color and finish selections, which includes preparation, client meeting, research, and coordination work performed by the designer (build projects only)
- Three Internet Providers: Lumen (CenturyLink), Utopia and Xfinity



KITCHEN

- High Grade Laminate Cabinetry with Pulls, Soft Close
- Doors & Drawers
- Moen Gooseneck Spray-head Faucet
- Range, Microwave, & Dishwasher
- 3/4 HP Garbage Disposal
- Water line to the Refrigerator



OWNERS SUITE

- Adult Height Vanity with Trough Sink & Two Faucets
- Cultured Stone Shower
- Zero Threshold Shower Entry with Moen Posi-Temp Valve & Fixture
- Semi-Frameless Shower Enclosure with Euro Door



LAUNDRY

- Full-Size Electric Washer & Dryer Hook-ups
- 15" Deep Shelf Above Washer/Dryer



HEATING AND COOLING

- 96% High Efficiency Natural Gas Furnace
- 13 SEER2 Central Air Conditioning
- 50 Gallon Water Heater