



NewLeaf Homes
Building a Better Community

ENCHANTED SERIES

Aria
1906 sqft.

This Home Features

3 Bedrooms • 2 Baths • Game Room • Study
Open Kitchen/Family Room • Covered Patio • 2 Car Garage



elevation - A



elevation - B

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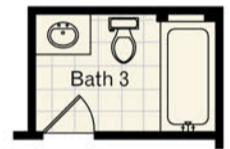
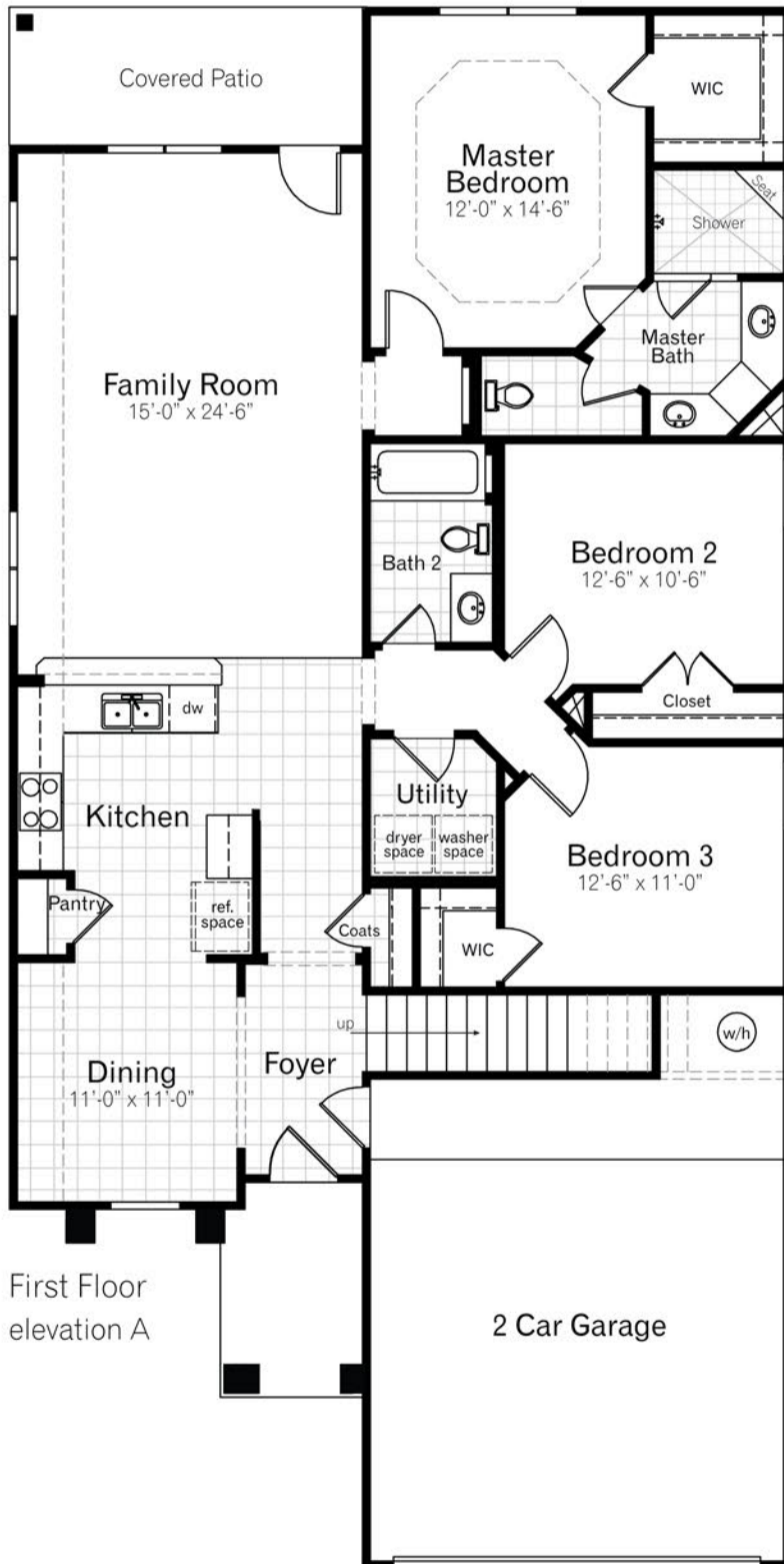
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STANDARD FEATURES

Kitchen

- Livingstone Solid Surface Tops with Integrated Double Bowl Sink In Kitchen - (L2)
- 3 Piece Appliance Set - (Black Whirlpool)
 - ~ Dishwasher
 - ~ Free-Standing Range (glass cooktop)
 - ~ Microwave (above range, vented outside)
- Tile Floor in Kitchen
- Tile Floor in Breakfast
- Tile Backsplash with Design Pattern (per plan)
- Garbage Disposer
- Recessed Can Lights

Master Bath

- Cultured Marble Bath Tops with Integrated Bowl
- Custom Walk-In Shower (per plan)
- Cultured Marble Garden Tub (per plan)
- His and Hers Vanities
- Tile Walls at Master Shower
- Tile Floors
- Elongated Commodes
- Shaver Height Cabinets

Powder Room & Secondary Baths

- Cultured Marble Bath Tops with Integrated Bowl
- Porcelain Steel Tub
- Tiled Walls at all Tubs
- Tile Floors
- Elongated Commodes

Utility Room

- Shelf or Drying Pole (per plan)
- Tile Floors

Insulation

- Polyseal Insulation of Frame Exterior, Doors, Windows, Plates
- R-38 Attic Insulation
- R-19 Sloped Ceiling Insulation
- R-13 Wall Insulation
- Moisture Barrier Wrap on Frame
- Attic Venting at Eaves and Ridges
- Radiant Barrier Roof Decking
- High Energy Efficient Homes

Electrical

- Recessed Lights Throughout (per plan)
- Cable/Phone Outlets (minimum of 2 per plan)
- Integrated Smoke Detectors with Battery Backup
- Ceiling Fans in Living & Master Bedroom
- Brushed Nickel or Oil Rubbed Bronze Electrical Fixtures

HVAC

- 14 SEER Heat Pump (Gas per community)
- Programmable Thermostat (each unit)
- Media Filter for Each Unit

Plumbing

- Moen Plumbing Fixtures (brushed nickel/oil rubbed bronze)
- Porcelain Steel Tubs
- High Pressure Water Lines

Interior

- First Floor: 9ft. Ceilings
- Second Floor: 8ft. Ceilings
- Brushed Nickel/ORB Hardware with Lever Handles
- Moen Plumbing Fixtures (brushed nickel/oil rubbed bronze)
- Choice of Sherwin Williams Interior Paint Colors
- Monterrey Drag Texture on all Interior Walls
- Rounded Corners (per plan)
- Tile Floor in Foyer
- Carpeting: Shaw

Architectural & Design

- Rich Architectural Features Throughout
- 6 Panel Fiberglass Front Door
- Attractive Front Door Hardware Handle Set
- Spacious Covered Patio (per plan)
- Decorative Ceiling Designs
- Stained Wood Ballisters with Wood Railings on Stairs (per plan)
- 6 Panel Interior Doors

Structural & Framing

- Steel Reinforced Engineered Foundation
- Conventional Stick-Framed Construction
- 16" On Center Wall Framing
- Engineered Floor Systems
- Open Web Floor Trusses
- 3/4" Tongue-&-Grooved Sub-Floors (glued and screwed)
- Energy Efficient Radiant Barrier Roof Decking

Exterior

- Vinyl Low-E Double Pane Windows (White or Beige)
- Real Trim Factory-Primed Exterior Trim (full 2x8 fascia)
- 3 Sides Brick (1st story & front elevation per plan)
- Cement Siding (2nd story)

Warranty

- 2-10 HBW Home Buyer's Warranty: 2 yr Mechanical, 10 yr Structural
- Third Party Inspections at Foundation, Rough Mechanical, Frame, and Final

Garage

- Raised Panel Garage Door
- Attached 2 Car Garage (per plan)
- Garage Sheetrocked, Painted, and with Baseboard
- Prewired for Garage Door Opener

Landscaping

- Shrubs in Front Yard
- At least 2 Trees per Yard
- 6'x6" Picket Fence with Gate - Cedar
- 2 Hose Bibs (per plan)
- Sod (entire yard)
- 4-Zone Sprinkler System (front and house perimeter)

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