



*SMART TECHNOLOGY PACKAGE

- Qolsys IQ2 Panel with Cellular Radio
(The New Standard in Smart Home Control - 7-inch HD Touchscreen)
- SkyBell Slimline HD Video Doorbell (Instant Front Door Awareness)
- Honeywell T6 Z-Wave Thermostat
- Kwikset 888 Z-Wave Door Lock
(Remote Access/Control of Front Door with Additional Benefits of Notifications)
- GE/Jasco Light Switch on Front Door (where applicable)
(Automation - Create a Schedule for Lights to Turn On & Off)

KITCHEN

- (L1) - Granite Tops with Stainless Steel Under-mount Double Bowl Sink -or- (L2) - Livingstone Solid Surface Tops with Integrated Double Bowl Sink In Kitchen
- 5 Piece Appliance Set - (L1) - Stainless Steel Whirlpool
 - ~ Dishwasher
 - ~ Glass Top Cooktop
 - ~ Hoodvent (vented outside)
 - ~ Wall Oven (self clean)
 - ~ Microwave (above wall oven)
- Tile Floor in Kitchen
- Tile Floor in Breakfast
- Tile Backsplash with Design Pattern (per plan)
- Garbage Disposer
- Recessed Can Lights
- Pendant Light (per plan)

MASTER BATH

- Custom Walk-In Shower (per plan)
- Cultured Marble Garden Tub (per plan)
- Cultured Marble Bath Top with Integrated Bowl
- His and Hers Vanities
- Tile Walls at Master Shower & Garden Tub
- 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

- Cultured Marble Bath Tops in Utility (per plan)
- 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 Can 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

- 15 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
- Pre-Plumb Water Softener
- Tankless Gas Water Heater (where available)

INTERIOR

- First Floor: 9ft. Ceilings
- Second Floor: 8ft. Ceilings
- Brushed Nickel/ORB Hardware with Lever Handles
- Choice of Sherwin Williams Interior Paint Colors
- Monterrey Drag Texture on all Interior Walls
- Rounded Corners (per plan)
- Tile Floor in Foyer
- Tile Floor in Hall from Garage
- Carpeting: Shaw
- Large Baseboard and Door Casings

ARCHITECTURAL & DESIGN

- Rich Architectural Features Throughout
- Mahogany 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 or Santa Fe Interior Doors
- Crown Moulding (1 room - per plan)

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
- Energy Efficient Radiant Barrier Roof

EXTERIOR

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

WARRANTY

- 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
- Garage Door Opener with 2 Remotes

LANDSCAPING

- Shrubs in Front Yard
- At least 2 Trees per Yard
- 6'x6" Picket Fence with Gate - Cedar
- 2 Hose Bibs (per plan)
- Masonry Address Block
- Sod (entire yard)
- Sprinkler System (entire yard)

Your Local Homebuilder
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