

STANDARD FEATURES

EXTERIOR BUILDING FINISHES

- Traditional brick & stone architecture per front and rear building elevations.
- 18' wide private balcony with coated iron railings per plan.
- Supra-Slate II architectural shingle overhangs per elevation.
- Tamko Heritage® 30-year dimensional shingles in Weatherwood.
- ThermaTru® premium steel insulated six panel entry doors with a 24" glass transom.
- Insulated 7' high raised panel garage door with one row of glass windows.
- 1/2 HP Python II® garage door opener with both remote & exterior touch pad entries.
- Silverline® 8' tall sliding glass doors with widths per floor plan.
- Single hung Silverline vinyl windows with internal grids and individual screens.
- Certainteed Mainstreet® .042 thickness low-maintenance vinyl siding on end units.
- Low maintenance soffit and aluminum fascia.
- Aluminum gutters and downspouts.
- "Dusk-to-dawn" front coach light and rear garage light.
- Iron handrails at each individual front entry.
- Concrete garage driveways and front guest driveways with sidewalks.
- Common area mailboxes located at each building.
- Maintenance-free landscaping & irrigation.

CONSTRUCTION COMPONENTS

- Soil pretreatment for pest control.
- Monolithic concrete slab with 8" poured concrete walls per floorplan.
- Professionally-engineered structural framing including trusses and floors.

- 3/4" OSB tongue and groove sub floor glued and nailed.
- Kiln dried 2 x 4 and 2 x 6 wall construction.
- R-19 and R-13 wall insulation & R38 roof/ceiling insulation.
- 1/2" OSB exterior roof sheathing with metal clips.
- 11"-wide 2-hour fire rated insulated wall system with air space between units for reduced sound transmission.

INTERIOR WALLS AND MILLWORK

- Smooth finish interior drywall walls with knockdown textured ceilings.
- Drywall returns on all interior windows.
- Solid surface window sills.
- Paneled Masonite® smooth finish interior doors.
- Standard interior latex paint for interior trim and doors.
- Choice of standard paint colors for interior walls with white ceilings.
- Certainteed Ventilated® vinyl coated wire closet shelving.
- Raised panel oak or maple cabinetry in both the kitchen & baths.
- Formica® laminate kitchen countertops, with 4" backsplash, in a variety of standard colors.
- Straight-edge granite island countertop.

WHIRLPOOL KITCHEN APPLIANCES

- 30" four burner glass top stainless steel electric range with storage drawer.
- Built-in stainless steel microwave with filtered interior exhaust system.
- Built-in stainless steel dishwasher featuring multi-level cycles.



STANDARD FEATURES (CONTINUED)

FLOORING

- Ceramic tile in front entry, garage entry, baths and laundry.
- Hardwood flooring in kitchen, dining and family area.
- Designer series carpet in living room, all stairs, bedrooms/dens and 2nd level halls.

PLUMBING AND MECHANICAL FIXTURES

- Whisbo's Aquapex Plumbing Supply System with 25 year limited warranty.
- Mansfield round toilets.
- One piece cultured marble vanity tops with integral bowl and backsplash.
- Low-maintenance MAAX® fiberglass tub/shower and showers per unit floorplan.
- Delta 520 chrome faucets in bathroom sinks.
- Delta 1343 chrome faucet in tub/shower units.
- Pressure balanced tub/shower valves.
- Delta 400 chrome kitchen faucet with single spout and spray hose.
- Stainless steel double basin kitchen sink.
- Badger V Garbage disposal at kitchen sink.
- Water rough-in for ice maker.
- Lochinvar 40-gallon gas water heater.
- Water softener rough-in.
- Comfort Maker natural gas 92% high efficiency furnace.
- Comfort Maker 13 SEER central air conditioner.

ELECTRICAL AND SYSTEM PACKAGES

- Cable TV and telephone service prewired in each bedroom and designated living area locations.
- Ceiling fan pre-wiring for the living/family room & bedrooms per plan.

- Kitchen recessed lighting package by Progress Lighting.
- Bath vanity fixtures by Progress lighting per plan and model.
- 200 amp electrical service.
- Smoke detectors with battery backup on each floor.
- Weatherproof GFI outlet on balcony and front entry.
- Safety ground fault electric circuits in all baths, garage & kitchen per code.
- Front doorbell with chime.

ADDITIONAL FEATURES

- Three story plans include the following ceiling heights:
Lower/Garage Floor: 8'-8"
Main Living/1st Floor: 9'
2nd Level/Bedroom Floor: 8**
- "Finished" first level garage and living space included per plan.
- Separate laundry rooms.
- Security deadbolt locks at entry door and garage service.
- Brushed nickel interior door knobs.
- 36" high mirrors above all vanities.
- 18' balcony decks with metal railing and depth per floorplan.
- Floorplan enhancements available to fit to your individual lifestyle.
- Covenants to protect and maintain the aesthetics and value of the community.

* Optional vaulted bedroom ceilings available.

Due to continued product improvement, materials are subject to change. Every effort will be made to substitute materials of like or upgraded quality.

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