

## Kitchen Features

- Solid Granite or Quartz Countertops with 4 CM Custom Facing
- Choice of Raised Panel Alder, Maple, or Painted Custom Cabinets with Crown Molding, Staggered Height & Adjustable Shelves and "Soft Close" Hardware
- Under Mount Stainless Steel Sink with Disposal
- Water line for cold water and ice
- Spacious Walk-in-Pantry with Custom Shelving
- Large Pull Down Moen Kitchen Faucet
- Professional Bosch Series Stainless Steel Double ovens
- Upgraded Natural Gas Range 5 Burner Bosch Cook top
- Custom Hood with vent over Range
- Bosch Microwave
- Subway tile back splash

## Grand Master Bath Suite

- Granite Countertops with Custom Facing
- Adult Height Vanity's
- Luxurious Oversized Tub with Separate Shower
- Tile Tub and Shower Surrounds (wall coverings)
- Spacious Walk in Closets with custom shelving

## Finish Carpentry

- Exquisite Wood Fireplace Mantle
- Craftsman Style Reveal Trim with 2 1/4" to 3 1/2" Casing and 5 1/4" Baseboard
- Wood Window Sills
- Skirt under window sills
- Windows Cased
- 3 Piece Header – Windows + Doors
- Stain Grade Wood Hand Rail with White Balusters, Craftsman Style Box Newell or Turned Newell (staircase posts)
- 6" Window Sill and Header
- Architectural Trim/Wainscot in Entry and master bedroom
- Bench and Cubbies in Mud Room
- Custom Shelving In Master Closet
- Custom Shelving in All Closets

## Flooring

- Pre-Engineered Wood Flooring
- Upgraded Porcelain Tile on Bathroom Floors
- Matching Tile in Master Bath for Tub and Shower Surrounds
- Upgraded Carpet and Pad

## Energy Savings Features

- 1-2 50 Gallon Water Heaters (Depending on Home Size)
- Poly-Sealant around Windows and Doors
- R-38 Attic Insulation, R-21 Batting Exterior Walls
- Weather Stripping on all Exterior Doors
- Double Pane Vinyl Windows, Limited Lifetime Warranty
- Insulated Exterior Doors
- Visqueen Wrap Vapor Barrier Inside of Walls

- Nest Thermostats
- 13 Seer A/C, 93% Efficiency Natural Gas Furnace
- Gas Fireplace w/ custom Mantle
- LED Can lights

## Exterior and Garage

- Cultured Stone or Brick on Front Elevation, Brick/Stone Wainscot on Side Elevations with Cement Board on Front of home, Stucco sides and rear
- Insulated Fiberglass or solid wood Front Door
- Hand Stained and Glazed Entry Door
- Double Low E Vinyl Windows, Limited Lifetime Warranty
- Powder coated Iron Railing
- Covered Deck/Patio Area (Per Plan)
- 30 Year Architectural Shingle Roofing with High Profile Hip and Ridge
- Concrete Patio at Rear of Home per plan
- Sleeves under Walks for Future Landscaping
- Sleek Full Rain Gutters system
- Aluminum, Maintenance Free Soffit and Fascia
- Lift Master Automatic Garage Door Openers (With App to Control)
- Garage Sheet Rocked and Paint Ready
- Garage lights and Accent can lights on photocell

## Comfort Features

- 93% Efficiency Natural Gas Furnace
- Low E Vinyl Windows with a Limited Lifetime Warranty
- R-38 Insulation in Attic
- R-21 Insulation in Walls
- Sound Insulation between Master and living room walls (Per Plan)
- Extra Tall Windows Throughout Home
- Gas log fireplace

## Convenience Features

- Natural Gas BBQ Stub on back patio
- Christmas Light Outlets in Soffit with Switch

## Garage

- Side-load Garage (Where Possible)
- Expanded 3<sup>rd</sup> Car Bay
- Steel Backed, Insulated Garage Doors
- Insulated Man Doors

## Electrical

- Generous Lighting Fixture Budget
- Ceiling Fan In Master Bedroom
- Surround Sound Pre-Wire In Family Room
- Electrical Conduit For Future TV Upgrades
- Remote Ceiling Fans w/ Switches in Master Bedroom and Living Room
- Sophisticated Recessed Lighting Per Plan
- Entry Lights on All Exterior Doors
- Smoke Detectors Throughout Entire Home with Carbon Monoxide Detector
- Decora Rocker Style Switches and Outlets
- Television and Telephone Outlets