

Distinctive Exterior Features

- **Easy-to-maintain stucco**
- Choice of 4 stone selections
- Choice of exterior color schemes
- Bay window in master bedroom per plan
- Broom finish concrete on driveways, porches and patios
- 48" wide front walk
- 6'8" insulated fiberglass front door with ? glass leaded detailing - Walnut stain (side lites per plan only)
- Bright Chrome **Schlage**® handle set with dead-bolt on all entry doors
- **Certainteed**® Dimensional 30 fiberglass composition shingle roof with 30-year warranty - color "Weatherwood"
- Electric garage door opener with two remote controls and keyless entry keypad
- Emergency indicator switch for front porch light
- Weatherproof exterior outlets at rear patio and front porch
- Illuminated house numbers by **Seagull**®
- Full seamless gutters with down spouts
- Three exterior hose bibs
- Termite protection with 2-year limited warranty
- 2" PVC conduit under driveway and front walk
- Painted garage walls
- Fluorescent lighting in garage
- Insulated solid core door from garage to house
- Attic storage with pull down stairs
- Tiff 419 sod and full irrigation system
- Covered patio
- Oversized garage

Quality Construction Features

- **Post-tension concrete slab**
- Paint on foundation walls
- Screens on all operable windows and sliding glass doors
- Low-E vinyl windows, with divided light grids at front and back
- Tilt sash for easy cleaning
- **Honeywell**® programmable thermostat
- 50-gallon gas hot water heater
- Engineered roof trusses and finger-jointed wall studs
- Electric washer & dryer hook-ups
- Water softener loop at garage
- 200 amp electrical service to home
- 110v 20 amp outlet in garage for golf cart

Energy Saving and Comfort Features

- Energy-efficient 14 SEER air conditioning system and gas furnace with fresh air recycler
- R-13 exterior wall insulation
- R-30 ceiling insulation over air conditioned areas
- Energy-efficient (Low-E) dual pane windows with white vinyl frames
- Positive attic ventilation utilizing ridge and soffit vents

Interior Features

- **9' ceilings**
- One television outlet and one telephone jack in kitchen, all living areas, all bedrooms, study, four seasons room and garage.
- Textured walls and ceilings with flat paint-Color "Natural White"
- 1/2" rounded drywall corners
- Crown molding in foyer, formal areas, master bedroom and bath
- Chair molding in dining & library (per plan)
- 5 1/4" colonial baseboards with gloss enamel paint
- Doors and trim painted with gloss enamel paint - Color "Pure White"
- Decorative two paneled smooth finish interior doors
- Carpet with 1/2", 8lb. carpet pad
- Ceramic tile flooring in entry, kitchen/nook, utility room and all baths
- Full glass slider patio doors.
- Gloss painted wood shelving and walls in all closets and pantry
- Lighting package by **Seagull**®
- Ceiling fans with light kit in the great/family room & master bedroom
- Ceiling fan prewire with two switches in secondary bedrooms, study and covered patio
- **Schlage**® chrome lever - styled hardware. Privacy locks on master bedroom and water closet doors
- Rocker switches throughout home
- Security system - all exterior doors and operable windows. Includes one alarm pad and two additional prewired locations.
- Laundry cabinets with pulls - color "White"

Kitchen Features

- **Quality**® - Heritage maple cabinets with square raised panel doors in your choice of two stain colors
- Varied height upper cabinets with concealed hinges
- 4" crown molding with rope detail on upper cabinets with
- Granite countertops with bullnose edge in choice of 6 colors
- Ceramic tile backsplash
- Ceramic tile flooring
- **Kohler**® stainless steel under mount sink with 10"/8" split compartment
- **GE**® **Monogram 36"** gas cook top - choice of white, black or stainless steel
- **GE**® **Monogram** - two self-cleaning built-in ovens
- **GE**® **Monogram** built-in microwave
- **GE**® **Monogram** dishwasher
- **GE**® vent-to-exterior range hood
- 1/3 HP garbage disposal
- **Moen**® Colonnade faucet in chrome
- Pantry with wood shelving
- Recessed can lighting

Bathroom Features

- **Quality**® Heritage maple square raised panel doors to match kitchen
- His/Her cabinet design in master bath per plan
- 36" high cabinets in bath two.
- Granite vanity top with 2 white **Kohler**® oval undermount bowls in master bath. Granite to match kitchen
- Granite vanity top with **Kohler**® oval undermount bowl in secondary bathroom. Granite to match kitchen
- Ceramic tile flooring in all baths
- White **Kohler**® whirlpool tub with ceramic tile surrounds in master bath
- White **Kohler**® shower pan and clear glass door plus ceramic tile surrounds in master.
- White **Sterling**® tub/shower combo with ceramic tile surrounds in second bath
- **Moen**® **Kingsley** chrome fixtures in all baths
- Chrome bath accessories in all baths
- **Sterling**® elongated comfort height toilets in all baths
- **Seagull**® wall-mount light fixtures.
- 48" high mirror in all baths flush with vanity
- Universal blocking for grab bars per plan
- Exhaust fans all baths and utility room