

### Exterior

- City water and sewer
- Architectural shingles w/ 30 year manufacturer warranty
- James Hardie siding
- Oversized "tumbled" brick crawlspace foundation
- Two car garage with garage door openers and wireless keypad
- Rain gutters
- Low maintenance vinyl, single hung, insulated windows w/ tilt-in feature for easy cleaning
- Custom neighborhood mailbox

### Interior

- 9' ceilings on first floor (vaulted ceilings per plan)
- Upgraded, luxurious carpet w/ buyer's choice of color
- Two panel "arched" interior doors
- Brushed nickel lever door hardware throughout
- 3-1/4" casing throughout
- Architectural accents in designated areas (7-1/4" baseboards, 5-1/4" crown moulding, Chair railing, wainscoting, etc.)
- Ample hardwood floors on the first floor
- Bonus room above the garage
- Soundproofing insulation around baths, laundry room and in-between floors.

### Kitchen

- Raised panel hardwood cabinets with crown moulding.
- Granite kitchen countertops
- Stainless steel under-mount sink with pull-out faucet.
- Appliances from Sears or HHGregg
- Stainless steel appliances which include Dishwasher, Micro-hood, and smooth top Range
- Ceramic tile backsplash
- Ceramic tile or hardwood flooring (per plan)

### Baths

- Two handle bath faucets
- Bath vanities with cultured marble tops
- Whirlpool tub in master bath with ceramic tile surround
- Separate ceramic tile shower with built in niche and glass enclosure/door
- Energy efficient tankless hot water heater
- Ceramic tile flooring
- Full view plate glass mirrors

### Electrical

- Ceiling fans w/ separate speed control
- Recessed lighting
- Alarm System w/ glass breaks and keypads
- Brushed nickel light fixtures

### Landscaping

- Sod in front and back yard
- Accent plants, and shrubs in front yard
- Zoned irrigation system w/ separate water meter to reduce monthly water bill (front and back yard).

### Energy Saving Features

- Low maintenance vinyl insulated windows
- Zoned irrigation system w/ separate water meter
- Energy efficient tankless hot water heater
- 13 SEER natural gas HVAC system by Trane
- Natural gas fireplace with upgraded mantel

### Features Available on Some Plans

- Brick veneer
- Spacious attic storage
- Screen porches

*Some items subject to change*