



DESIGN FEATURES - The quality and details that make *YOUR* house *YOUR* "Home":

- All homes are situated on home sites welcoming natural light in through the numerous windows
- All master suites are located downstairs (except The Howe Creek plan)
- Accessible storage including pantries, linen closets and attics
- Ample wall spaces for family photos or large furniture
- Net Nook computer areas are located in each plan
- Drop Zone with an outlet for charging your cell phone and hanging keys
- All low maintenance and uniquely designed exteriors

Community & Home Site:

- Pedestrian friendly community with sidewalks
- Community gathering area with benches, pergolas and a recreational area
- Landscaping package to include centipede sod as well as an attractive shrubbery package and a flowering tree
- Complete sprinkler system
- Brushed concrete driveways and walkways

Foundation, Framing and Floor Plan:

- Home will be constructed on an engineered concrete slab foundation
- Construction meets or exceeds all local and international codes
- 8' ceilings throughout with voluminous vaulted ceilings in the family rooms
- Up to 250 ft. of accessible attic storage

Exterior:

- All homes feature complementing vinyl sidings with decorative accents such as board & batten and cedar shake siding
- Choice of numerous classic color combinations
- Porch ceiling, boxing and cornice material will also be low maintenance vinyl siding
- Windows and doors to feature double paned insulated glass
- Windows feature bottom tilt sashes, screens and white grills between the glass
- Fiberglass exterior doors
- Garage Access 9-Lite Door is included in each home
- Fire rated steel door from garage into the house
- Beautifully trimmed windows with window sills and integral aprons
- Decorative garage door with ½ horsepower garage door opener including remotes

Plumbing:

- Moen “Brantford” faucets in all bathrooms – a brushed nickel finish is standard in the master bath with chrome in the guest bath
- Two full baths featuring cultured marble tops on raised vanities
- Master bath features large garden/soaking tub with a separate shower
- Multi-function laundry rooms with an included laundry sink/washtub
- All kitchens include oversized and deep double bowl stainless steel sink
- Moen stainless finished pull out spray kitchen sink faucet
- Garbage disposal included
- 50 gallon hot water heater
- Two exterior water spigots

Electrical:

- Interior and exterior decorative Kichler Lighting in designer packages – two finishes
- Up to six ceiling canister lights installed between the kitchen and master bath
- Six cable TV and/or telephone CAT-5 connections installed
- Ceiling fans installed in master bedroom and family room
- Pendant lights included over most bartops
- Three additional ceiling fan pre-wires in your choice of locations
- Exterior floodlight in the rear of the home
- Two GFI protected exterior outlets

HVAC/Mechanical:

- Smoke detectors installed in every bedroom and living area
- Trane energy efficient 13 SEER heat pump supplying heat and air conditioning

Interior Finishes:

- Ceilings will be slick finished and painted white
- Interior walls to have a choice of select designer colors
- Large open kitchens with islands or breakfast bars
- Decorative two-panel interior doors with complementing upgraded trim
- Nickel or oil rubbed bronze finished door hardware including deadbolts on all exterior doors – all keyed alike
- Bathroom accessories (towel bars and paper holders) with matching finishes to faucets
- 42” high beveled mirrors over length of vanities
- White wire shelving in closets with the continuous slide feature
- Heavy duty shelving in pantry and over washer-dryer area
- Raised panel solid wood or white cabinets with hidden hinges and 42” uppers
- FORMICA countertops in the Kitchen – choice of several designer colors
- Hardwood flooring in foyer
- Upgraded vinyl flooring in the kitchen, all baths and laundry
- Plush carpet and padding in all other areas
- High quality and high performance GE appliances (Smoothtop Range, Microwave and Dishwasher) are featured