

Standard Features



Kitchen

- ~ Slab granite countertop
- ~ Full tile backsplash on point w/ glass accents
- ~ SS undermount kitchen sink
- ~ Moen Chrome Camerist Pullout faucet
- ~ SS Kenmore Appliances
- ~ Hemlock pantry door w/ reed glass

Cabinets

- ~ Custom made Beach cabinets
- ~ Shaker or Raised panel w/ hidden hinges in kitchen
- ~ 1/4" inset elsewhere
- ~ Large Crown
- ~ Cabinets in utility over w/d
- ~ Custom Stain Options
- ~ Staggered Uppers

Master Bathroom

- ~ Slab Granite countertops w/ 4" granite b/s
- ~ 2 undermount sinks
- ~ 5 piece bath
- ~ 36" high vanity
- ~ Rain glass shower door
- ~ Custom cut mirror
- ~ Tile tub surround w/ granite access

Main Bath

- ~ Custom beach cabinets
- ~ Custom cut mirror
- ~ White fiberglass tile tub/shower
- ~ Slab granite countertop w/ 4" granite b/s
- ~ 1 undermount sink

Powder Room

- ~ Square Pedestal Sink
- ~ Designer Mirror
- ~ Some plans feature fiberglass shower

Landscaping

- ~ Approx. 8,400 Sq. Ft. Landscaping. Options available

Exterior Features

- ~ Extensive stone accents
- ~ Full wrap cement lap siding w/ board & batt or wood shake features on many elevations
- ~ Designer 3-tone paint
- ~ 5" gutters w/ 2"x3" downspouts, color options available.
- ~ Pine tongue & groove in covered patios
- ~ Exterior rear patios - per plan

Electrical

- ~ Interior recessed lighting - per plan
- ~ Exterior lighting @ entry & garage
- ~ Monitored fire system (1 yr. monitored inc.)
- ~ Recessed lights in kitchen w/ 2 ORB pendants over island
- ~ ORB Fan/Light in family room
- ~ 4 CATV outlets-per plan
- ~ 2 Phone outlets-per plan
- ~ Smurf tube over fireplace for plasma TV
- ~ Wired for garbage disposal
- ~ ORB options available

Doors & Windows

- ~ Craftsman style Codel door w/ window, designer paint color-options available
- ~ Carriage style garage doors w/ wrought iron deco accents & windows, painted per color scheme
- ~ White or Tan Atrium Vinyl windows w/ grid pattern options
- ~ Obscure Master Bath window
- ~ Slider door w/ window above
- ~ Window screens

Fireplace

- ~ 36" log fireplace with tile or stone surround
- ~ Hemlock stained mantel-per stone/tile selection

Interior Trim

- ~ ORB interior door levers
- ~ Thick Hemlock Trim, stained to match cabinets-White painted option available
- ~ White painted Cashall smooth style doors
- ~ Craftsman style casing & headers
- ~ Hemlock wrapped windows on main
- ~ ORB or brushed chrome lever style doors and hardware
- ~ Partial wrought iron handrail-per plan

Flooring

- ~ Wide plank laminate flooring @ entry, nook, pantry, kitchen & DS hallway-color options available
- ~ Vinyl in all bathrooms & utility
- ~ Mohawk carpet w/ 6lb. pad

Shelving

- ~ Shelf & pole in bedrooms
- ~ 4 selves in pantry & hall closet(s)

Plumbing

- ~ Chrome Moen Eve faucets in bathrooms
- ~ Plumbing lines-plastic
- ~ 50-Gallon HE hotwater tank
- ~ 2 exterior hose bibs
- ~ Drop in utility sink w/ laminate counters in laundry room

HVAC

- ~ Heat Pump w/ electric back up
- ~ 120 Vertical propane tank-HW tank & fireplace

Concrete

- ~ Foundation-crawl
- ~ All flatwork 4" nominal thickness
- ~ Driveway-garage width to street
- ~ 12'x16' washed aggregate patio

Framing

- ~ TGI Floor joists-2"x10" or better
- ~ Upper floor ceiling-8'1"
- ~ 9' Main floor ceilings
- ~ 2"x6" Exterior framing
- ~ Engineered truss roof
- ~ 30-year Laminate roof
- ~ Coffered ceilings in office/dining-per plan
- ~ Elegant arches-per plan

Insulation

- ~ Ceiling- R38 blown
- ~ Vaulted Ceiling-R30
- ~ Exterior Wall-R21 batt
- ~ Floor-R30 batt
- ~ Will meet or exceed code standards

Drywall

- ~ Rounded corners on main
- ~ Garage sheetrock & fire taped only

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*Not all options are available on all plans or stages of construction