



Standard Features

Construction Features

- Engineered Steel Reinforced Concrete Foundations
- Structurally Engineered I-Joist Floor System and Roof Trusses
- 2x6 Exterior Walls
- ¾" Tongue and Groove Floor Decking
- Steel I-Beam Construction
- PEX Corrosion Resistant Plumbing System
- Boxed Eaves on all Sides of Home

Exterior Detailing

- Dramatic Front Exteriors and Entries
- Thermatru Stained Fiberglass Main Entry Door with Oil Rubbed Bronze Gripset
- Cultured Stone Wainscot on Columns (Per Plan) and Front of Home
- Covered Front Porch and Rear Deck/Patio with Stained 5" V-Groove
- Composite Decking with Metal Balusters (Deck Options Are Plan and Lot Specific, Sizes Vary by Plan)
- Concrete Patio I.L.O. Deck for Full In-Ground Basements
- Two Self-Draining Exterior Water Faucets
- Two Exterior Weatherproof Outlets
- Hardi-Plank Cement Lap Siding, or Stucco

Interior Features

- Safety Glass (As Required)
- Oil Rubbed Bronze or Brushed Nickel Doorknobs and Deadbolt Locks
- Fully Integrated Smoke and Carbon Monoxide Alarm System
- GFI Safety Outlets in Kitchen, Bathrooms, Garage, and Exterior
- Scald Guard Faucets in Showers and Tubs
- 10' Ceilings on Main Level, 9' Ceilings in Basement with Vaults (Per Plan)
- 36" Gas Fireplace in Family Room – Linear (Wide) Fireplaces Now Available for a Premium
- Engineered Hardwood in Grand Room, Kitchen, Halls, and Entry
- Tile in Laundry, Mud Room, and Bathrooms
- Upgraded 42oz Carpet with 8lb Pad
- Ceiling Fan Pre-Wires in Family Room, Study, and All Bedrooms
- Switched Outlet in Each Bedroom
- Decora Rocker Style Wall Switches
- Jeld-wen Arched Santa Fe-Style Two-Panel Painted Interior Doors with V-Groove
- Painted 5" Baseboards and 3" Door Casings
- Oil Rubbed Bronze or Brushed Nickel Lighting Package Allowance
- Hemlock Handrail with Metal Balusters

(Exterior Detailing Continued...)

- Maintenance Free Seamless Gutters
- Coach Lights on Front and Rear Doors
- Carriage Lights on Garage Doors
- Overhead Series Poly Foam Filled Steel Garage Doors with Two Garage Door Openers and Remotes
- Garage Sheetrocked and Fire Taped
- 50 Year Timberline Dimensional Roofing
- Milgard Vinyl or Equivalent Windows with Low-E Glass

Insulation & Energy Efficiency

- 92% High Efficient Furnace
- 50-Gallon Gas Water Heater
- R-49 Insulation in the Ceiling
- R-21 Batts Insulation in 2x6 Exteriors Walls
- Foam Air Infiltration Package Around Openings and Outlets
- Water Saver Showers and Toilets

Basements/Drives/Laterals

- Walk-out and Garden Level Basements Optional, Lot Specific
- 1,200 S.F. Allowance for Concrete Driveway (Light Base to Street Past Allowance)
- 100' Gas, Electrical, Sewer, and Water Laterals to Minimum Setback Required

Desirable Upgrades and Options

- Semi-Customize Your Home with Upgraded Appliance, Lighting, Plumbing, Flooring Packages, Cabinet Upgrades and More
- Enlarged Deck Options and Covers Available
- BBQ Gas Stub with Quick Disconnect Available
- Full Stucco Exterior Available as an Upgrade
- Partially Finished Basements Available
- Nuheat Heated Floor in Bathrooms
- Low-Cost BIBS Insulation Packages now Available
- Now offering Low cost Level 3 Garage Finishing (includes sheet rock, Firetape, remud and trowel, and non-texture painted finish)
- High-end, Centered See-through Fireplace with stone to ceiling on rear wall of Grand Room, sliding or French Doors on both Sides with Trap windows above. Available most plans

(Interior Features Continued...)

- Knockdown Texture on Walls and Ceilings
- Two-Color Paint Package: Walls and Ceilings One Color – Case/Base and Doors Second Color
- Rounded Drywall Corners and Windows
- Programmable Thermostat
- Wash Tub in Laundry Room
- Phone, Cable, and CAT 5E Pre-Wire in 4 Locations
- Home Security Option

Designer Gourmet Kitchens

- Generous Appliance Package Allowance
- ½ HP Garbage Disposal
- 3cm Level 1 Granite Counter Tops
- “Swanstone” Quartz or Stainless Steel Undermount Sink
- Oil Rubbed Bronze Gooseneck Faucet with Pullout Sprayer
- Walk-In Pantry
- Very Generous Cabinet Allowance
- Recessed Can Lighting (Per Plan)
- Spacious Kitchen Nook
- Ice Maker Line to Refrigerator

Baths

- Standard 5-piece Master Bath, Including:
 - Walk-In Shower with Two Shower Heads with Most Plans
 - Dual Vanity
 - Wall Tile in Shower and Tub Areas
 - Poured Cement Pan with Tile Floor in Shower (Windsor plan excluded)
- Oil Rubbed Bronze or Brushed Nickel Faucets
- 3cm Level 1 Granite Countertops
- Pedestal Sink in Powder Bath

Homeowner's Warranty

- 1 Year Builder's Warranty for Materials and Labor

Standard features may vary over time and this list is subject to change. Contact us to request our current list.