



### **Interior Features**

- Energy efficient six-panel entry doors with deadbolt locks
- Six panel elite doors
- Interior walls and ceilings receive vinyl latex flat shell white finish
- Interior trim receives latex white semi-gloss
- Durable laminate tops in bath and kitchen
- 42" high mirrors above bath lavatories
- Ventilated vinyl coated closet shelving
- Pull-down disappearing attic stairs
- Vinyl floor in kitchen, bath and laundry areas
- Hardwood in Foyer
- Beautiful cabinets in kitchen and baths
- Spacious kitchen pantries
- Ceilings and walls have a slick finish
- FHA certified carpet with rebond pad with choice of color

### **Exterior Features**

- Sidewalk in front of each home
- Covered front entry in most plans
- Masonry and siding
- Self-sealing fiberglass reinforced architectural shingle with manufacturer's 25 year limited warranty
- Thermal insulated single hung vinyl windows with tilt-in frame
- Fully graded and landscaped grounds
- One and two car garages
- Extra parking

### **Plumbing**

- Energy efficient 40 gallon water heater
- Chrome finish on all bath fixtures
- Elongated water closets in all bathrooms
- Double stainless steel sink in kitchen
- Single lever washless faucets
- Icemaker connection
- Washer and dryer connection
- Water lines to be PEX or equivalent
- Drain lines to be PVC or equivalent

### **Heating & Air Conditioning**

- Energy efficient forced air gas heat
- Energy efficient electric air conditioning
- Vented exhaust fans in all bathrooms

### **Appliances**

- Dishwasher
- Range
- Exhaust range hood
- Disposal

### **Electrical**

- Pre-wire for two phone jacks (outlets to be located in living room and master bedroom)
- Pre-wire for two cable outlets (outlets to be located in living room and master bedroom)
- Smoke and carbon monoxide detectors per code
- Dedicated ground fault circuit interrupter on designated kitchen, bath and exterior outlets
- Pre-wire for paddle fan in living room and master bedroom
- Two exterior waterproof receptacles

### **Technology Features**

- All phone lines to be CAT-5
- All cable lines to be Rg6 CATV

### **Unseen Quality Features**

- 2-10 Warranty
- Professional engineered insulation system including double wall sound insulation
- 5/8" fire retardant sheetrock on party walls
- 10" party wall construction
- Monthly homeowners dues that include common area maintenance, roof, insurance and other common area amenities

### **Options Available**

- Extra phone and/or cable jacks
- Ceiling fan junction box
- Appliance and cabinet upgrades
- Upgraded carpet, pad, hardwood or tile
- Porcelain kitchen sink
- Trim packages
- Gas fireplace, vent free with slate surrounded by painted wood mantel
- Garage openers with remote
- Whirlpool tub in master bath (presales only )

**BUYERS SIGNATURE** \_\_\_\_\_

*\* Specifications might be altered without notification.*