

Included Features

Construction Features

Foundation

- Post tension engineered foundation
- Tub and shower penetration pretreated for termites

Framing

- Engineered wood frame
- #2 joist and rafter framing on 16" centers
- 1-1/8" tongue and glued sub floors - 2 story plans
- Hurricane clips and straps
- 10-year Structural warranty on foundation and frame

Windows

- Double pane Low-E energy efficient glass with vinyl frames.
- Dramatic large window and transom designs

Roof

- GAF High Definition asphalt shingles with 40 year manufacturer's limited warranty – Sablewood color
- Ridge vents and continuous soffit vents
- Tech Shield or equal radiant barrier roof decking

Exterior Finish

- Multiple selections of brick and stucco elevations
- Optional stone and stucco elevations
- Hardiplank or equal fascia, soffits, and custom molded front window surrounds
- Crown molding details at front elevation
- Quarry tile pavers at entry
- Mahogany pre-stained front doors
- Weather resistant secondary exterior doors
- Textured exterior grade sheetrock patio ceilings w/ crown molding

Air Conditioning

- Trane 15 Seer A/C system(s) w/Honeywell programmable thermostat(s), Media filters. Air returns in all bedrooms.

Insulation

- Attic: R-38 blown fiberglass and batts
- Exterior walls: R-13 batts and Zip brand sheathing
- Sloped ceilings: R-22 batts

Electrical and Structured Wiring

- Pre-wired CAT 5 wiring & RG-6 cable
- Extensive recessed can lighting per plan
- Surround sound pre-wire in family room & stereo pre-wire on rear patio
- Full security alarm system

Plumbing

- Non-corrosive C-pvc interior plumbing piping
- Insulated piping in attic and exterior walls
- 50-gallon hot water heater, 2-40 gallon for 3 or more full baths

Interior Features

Ceiling Heights

- Standard 10 ft with pop ups to 11-14 ft first floor
- Standard 9 ft on second floor (2 story plans)

Flooring

- Tile allowance for foyer, gallery, kitchen, breakfast, baths and utility
- Custom grade carpet allowance balance of floors
- Options for engineered wood flooring

Stair Cases - 2 story Homes

- Carpet with wrought iron balusters, oak hand rails

Fireplace

- 42" wood burning fireplace with marble surround
- Traditional design wood mantels

Kitchen Features

- Granite counter tops with 3 cm bullnose edging
- Custom appointed shop crafted stained cabinets
- European cabinet hinges, full extension drawer guides, and cabinet pulls included
- Bosch brand appliance package
- Recessed cans and prewired cabinet lighting

Custom Appointed Master, Powder, and Secondary Baths

- Granite counter tops with 3 cm bull nose edging
- Under mount ceramic sinks
- 6 ft. garden tub in master with tile deck
- Shop crafted painted cabinets
- Large separate his and her master closets (most plans)
- Selection of designer powder room vanity cabinet
- Elegant picture framed mirrors

Interior Hardware and Fixtures

- Moen Kingsley style brushed nickel finish plumbing fixtures in baths
- Satin nickel finish door hardware

Interior Trim

- 5-1/4" base and large door casing moldings
- Large 2 piece crown molding in primary impact areas – entry foyer, dining room, master suite
- Optional shop crafted cabinets in family room

Storage

- Generous Interior Closets
- Texas basement with permanent stairs in all plans

Landscaping

- Fully sodded front and back yards
- Full front and back yard programmable irrigation system
- Full front yard landscape package with two 30 gal. trees