



## Included Features

### Construction Features

#### Foundation

- Post tension engineered foundation
- 10 year warranty on foundation

#### Framing

- Engineered wood frame
- #2 joist and rafter framing on 16" centers
- 1-1/8" tongue and groove 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 manufacturer's limited lifetime warranty – Charcoal color
- Ridge vents and continuous soffit vents
- Tech Shield or equal radiant barrier roof decking

#### Exterior Finish

- Multiple selections of brick or optional stone for front elevations
- Multiple brick selections for sides and rear elevations
- Hardiplank or equal fascia, soffits, and molded front window surrounds
- Crown molding details at front elevation
- Tile at entry
- Mahogany pre-stained front doors
- Weather resistant secondary exterior doors
- Textured exterior grade sheetrock patio ceilings w/ crown molding

#### Air Conditioning

- Quality 15 Seer A/C system(s) w/ programmable thermostat, Media filters.

#### Insulation

- Attic: R-38 blown fiberglass and batts
- Exterior walls: R-13 batts, sheathing and Tyvek wrap
- Sloped ceilings: R-22 batts

#### Electrical and Structured Wiring

- Pre-wired CAT 5 wiring & RG-6 cable
- Recessed can lighting per plan
- Full security alarm system

#### Plumbing

- Non-corrosive C-pvc interior plumbing
- 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, 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 appliances with optional Bosch upgrade packages
- Recessed cans and optional under cabinet strip lighting

#### Custom Appointed Master, Powder, and Secondary Baths

- Granite counter tops with 3 cm bull nose edge
- Under mount ceramic sinks
- 6 ft. garden tub in master with tile deck
- Shop crafted painted cabinets
- Oversized master closets
- Selection of designer powder room vanity cabinet
- Elegant picture framed mirrors

#### Interior Hardware and Fixtures

- Moen Brantford 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 & tree package

