



A DISTINGUISHING DIFFERENCE

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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 facia, soffits, and molded front window surrounds
- Crown molding details at front elevation
- 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, 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 water heater

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

- Direct-vent 36" with marble surround and gas starter
- 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 standard
- Bosch brand appliances with optional Bosch upgrade packages
- Recessed cans and optional under cabinet strip lighting

Custom Appointed Master and Secondary Baths

- Granite counter tops with 3 cm bull nose edge
- Under mount ceramic sinks
- 5 ft. garden tub in master with tile deck
- Shop crafted painted cabinets
- Oversized master closets
- 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

- Large base and door casing moldings
- Large 1 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



Prices are subject to change without notice. Builder reserves the right to modify floorplans, elevations, and standard features without notice. Floor plans and exterior renderings are artist's conception. Square footages and dimensions are approximate, and may vary by elevation. See your sales counselor for details. 9/16