



*It's All Included*



### FEATURES THAT PROVE OUR COMMITMENT

- Full Pre-Construction Conference on Your Home
- Full Homeowner Orientation on Your Home
- Complete Final Inspection of Your Home
- 1 year Builders Warranty

### CONDO LIVING

- Beautifully landscaped lawns
- Irrigation included
- Lawn care provided
- Snow removal provided
- Exterior maintenance of roofing, siding, painting

### QUALITY DETAILS

- Main Floor Laundry with Washer and Dryer Hook-ups
- Smoke Detectors hardwired with battery backup
- Copper Electrical Wiring (where applicable) with 200 AMP Service with toggle switches
- Innovative PEX Plumbing Feed lines and P.V.C. Returns.
- Ground Fault Interrupters provided in All Bathrooms, Kitchen and Exterior Outlets for your family's safety.
- Fast-recovery, Energy Efficient 50 gallon electric hot water heater
- 8' Concrete basement walls (per plan)
- Double-pane double-break 6ft. thermal break insulated windows with screens
- Painted wood cased sills
- 9ft. First and Second floor ceilings (per plan)
- Wired and braced for ceiling fan and lights

### EXTERIOR INCLUDED FEATURES

- Brick and Stone (per plan and elevation)
- 3' Concrete Private walk included to concrete driveway
- 8 x 12 patio to all walkout conditions
- Uncovered Deck from treated lumber is 8 x 12 (where applicable)
- Over-sized Two Car Attached Garage
- Steel two car garage door with windows and outlets for opener
- Frost Free Hose Bib located in garage
- Prewired Exterior lighting in fascia
- Sides and Rear Yard graded and seeded
- Manufacturer's 30 year Pro-rated Warranty Architectural Fiberglass Shingles
- Prefinished Seamless Gutters and Downspouts for Extended Wear
- Long lasting durable ceramic board siding for improved wear ability of finishes

### KITCHEN AND BREAKFAST AREA

- Ceramic Tile flooring in kitchen, laundry room, breakfast room, and foyer
- Quality Includes black appliances (range, microwave, dishwasher) or \$1,000 credit allowance for appliances
- Elegant Kitchen recess lighting (4 cans)
- Luxury grade cabinets including pantry, offering multiple size and height layouts and premium finish
- All kitchen cabinet plans to have raised area with granite countertops
- Under mount Kitchen sink
- Premium chrome single lever plumbing fixture
- Integrated desk included off kitchen (per plan)

### MASTER SUITE AND BATHROOM AREAS

- Ceramic Tile flooring in all bathrooms
- Walk-in Shower with hand tiled walls and long lasting fiberglass base
- Premium framed glass shower doors in master bath
- Corner soaker master tub with tile backsplash
- Vanity cabinet at gentlemen's height (36")
- Linen cabinet in master bath
- Upgrade to coffered ceiling in master bedroom
- Granite tops in all bathrooms
- Dual bowl vanity in Master bath

### LIVING AREAS

- \$500 lighting allowance installed or lighting package offered
- Lighting package to include closets, vanities, entry, dining, laundry, garage and recessed lights.
- Premium wall to wall carpeting with 5/8" pad.
- All windows 2 ¼ caged wood sills
- Baseboards to 4 ¼ inch height
- Arched entryways
- Skirt boards at staircase
- 5 ¼ crown molding (entryway, kitchen, living and dining rooms)
- Premium nickel front door hardware

