



# STANDARD FEATURES

## Award Winning Exterior

Cedar Shingle, architect-designed townhome  
Covered porch entry w/wood ceiling  
Andersen 400 series windows throughout  
Professionally landscaped with abundant plantings  
Downspouts buried into the ground  
Paver walkways & skirt of driveway  
Irrigation system  
2 car garage with Wayne Dalton composite doors  
Off dining area: Trex deck with wood ceiling  
Roof: Grace ice and water shield  
30yr. architectural asphalt shingle  
Aluminum step flashing & drip flashing  
Stone fronts and chimneys

## Interior

Crown molding throughout  
Hardwood floors with custom matching vent covers  
Minimum of 10ft ceilings on 1st floor  
Oversized solid core Masonite doors throughout  
Recessed and overhead light fixtures throughout  
Kohler plumbing fixtures  
3 zones of heat & AC with programmable thermostats  
Security system with panels at main entry and master  
Benjamin Moore Paint  
Cable TV connection in FR, home office and bedrooms  
Wired for CAT VI Internet throughout  
Decora switches throughout  
All baths insulated for sound deadening  
Roughed in for central vacuum system

## Dining Room Features

Large double hung windows  
Chair Rail moldings  
Wainscoting  
Coffered ceiling

## Family Room Features

Open floor plan to kitchen and dining room  
Oversized double-hung windows  
42" Gas fireplace and mantle

## Kitchen Features

3 piece crown molding  
42" wall cabinets by Schrock  
Large dining island w/ pendants above  
Quartz or Granite Countertop  
Designer Backsplash  
Wolf stainless steel range  
Zephyr vent hood  
Microwave drawer  
Bosch dishwasher  
Sub-Zero 36" refrigerator with bottom freezer  
Under cabinet lighting

## 1st Floor Master Bedroom

Spacious Walk in Closets  
Style 1: Exquisite tray ceiling  
Style 2: French doors lead to an open air terrace enhanced by stone pillars & a beautiful iron gate  
Style 3: 2 Master suites on separate floors

## 1st Floor Master Bath

Double vanity with porcelain undermount sinks  
Quartz or Granite 36" high countertop  
Tile floors & shower with bench  
Oversized showerhead and handheld  
Frameless glass shower doors

## 1st Floor Laundry

Tile floors  
Electric washer/dryer hookup

## 2nd Floor Bedrooms & Loft

Double-hung windows per plan  
Hardwood floors

## Utilities

200amp Underground electrical service  
Energy star 80 gallon hot water heater  
96% high efficiency gas furnace  
Electric car charging station in garage

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Builder reserves the right to make changes and substitutions

