



Luxury Features and Amenities

Interior Features:

- Nine-foot first floor ceilings
- Site-finished 3-1/4" oak hardwood flooring in foyer, living, dining room, den, kitchen, breakfast nook, and powder room
- Wall-to-wall carpet in master bedroom and throughout the upper level
- Oak stairs, rails, balusters from 1st floor to upper level
- Spacious walk-in closets
- Raised two-panel solid-core smooth interior doors, painted
- 4-1/4" baseboard and 3-1/2" casing around windows and doors, painted
- 5-1/4" painted crown molding throughout the first level
- First floor laundry room with tub, Kohler faucet, 12" x 24" ceramic tile, gas supply and vent for dryer
- Smoke and carbon monoxide detectors
- (4) television/cable jacks and (4) cat 6 internet/telephone jacks
- Smart thermostat

Kitchen Features:

- Site-finished 3-1/4" oak hardwood flooring in kitchen and breakfast room
- Pre-finished full-overlay wood cabinets with 42" high wall cabinets with crown molding
- 1-1/4" granite countertop with stainless steel undermount sink with Kohler® pull-out faucet
- Range hood vented to exterior
- Six 6" white baffle can lights
- Bosch stainless steel appliances:
 - 36" gas cook-top
 - Built-in microwave
 - 30" double oven
 - 36" wide refrigerator
 - Dishwasher
- 1/3hp Badger disposal by Insinkerator
- Carpenter built cabinet pantry

Bath Features:

- 42" high vanity mirror in master bath and secondary bath
- 3/4" granite counter tops with undermount white sinks with Kohler faucets
- Prefinished full-overlay 34 1/2" height cabinet
- Separate shower with seat and soaking tub in master bath
- Master bath has 3/8" frameless swing with panel
- 12" x 24" ceramic tile on floor in master bath
- Showers and floors in secondary baths have 12" x 12" ceramic tile surround
- Pedestal sink in powder room
- Sterling Wyndham toilets with white elongated bowl and ProFlo, comfort height
- Linen closets
- Exhaust fans vented to exterior in master and secondary bathrooms

Exterior & Home Features:

- Picturesque, intimate community setting with exceptional landscaping, pond, and fire pit
- Masonry full-depth stone veneer and Hardie® Shingle
- 30-year architectural shingle roof
- Bluestone on front porch and stairs
- Attached two-car garage with painted 2-panel insulated garage door
- Asphalt driveway
- Vinyl single-hung windows with dual pane insulated grille and low-e glass
- Pre-finished aluminum gutters and downspouts
- Energy-saving insulation: R-19 walls and R-49 ceilings in house, R-49 in garage
- Two frost-proof hose bibs
- Covered patio
- Exterior light fixtures
- Two exterior ground-fault outlets

Utilities:

- High efficiency gas forced air heating system with individual cold air returns per engineer layout
- Central air conditioning 13 S.E.E.R.
- 50 gallon glass-lined, gas fired water heater
- Gas supply and vent hook-up for optional dryer
- Plumbing hook-up for optional washer
- Underground utility service
- Copper-pipe water supply



Plan, materials, prices and specifications are based on availability and subject to change without notice. Architectural, structural and other revisions may be made as are deemed necessary by the developer, builder, architect or as may be required by law. Images used for illustrative purposes only.
NOTE: ALL DIMENSIONS ARE APPROXIMATE.

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