



# STANDARD FEATURES

## INTERIOR

- 9' first floor ceiling with textured finish throughout
- Engineered floor joists
- 5" Poplar baseboard, 3.5" Window Casing
- Painted white woodwork throughout
- Crown molding in dining room
- 2-panel solid Masonite doors throughout the home
- Stained poplar handrails and white spindles
- Engineered Hardwood floor in foyer, kitchen, dinette, mudroom and powder room
- Schlage brushed chrome lever door handles and hinges
- "Super slide" clothes rod in all guest bedroom closets
- Built-in lockers in mudroom painted white
- Custom built wooden shelves in master closet and kitchen pantry

## EXTERIOR

- Mailbox
- Doorbell
- 3-car frontload garage
- Stone water table on front
- Hardie Plank "Color Plus" siding
- GAF dimensional roof shingles
- Silverline, vinyl, argon filled Low E-glass energy approved windows with screens
- Fiberglass front entry door
- Permanently mounted stone address marker
- Tyvek Homewrap system to protect insulation's R-value and prevent moisture infiltration
- Maintenance-free aluminum overhangs and roof ridge vents for improved air circulation and energy efficiency
- Garage coach lights
- Dead bolts included on entry doors

## KITCHEN

- Granite countertops
- 42" Aristokraft wall cabinets with crown molding
- Stainless GE dishwasher, 30" electric range, and over-the-range microwave
- Ceramic tile backsplash
- Recessed can lighting
- Waterline for ice-maker
- Kohler pull-out kitchen faucet
- Pendant lights over island
- Custom built wooden shelves in pantry

## BATHROOMS

- Kohler elongated toilets
- Cultured marble tops in guest bath
- Kohler pedestal sink in powder room
- Aristokraft 36" vanity cabinets in master bath
- Granite countertops in master bath
- 12" square ceramic tile floor in all bathrooms and laundry
- Custom shower with seat and tile surround in master bath
- Beveled mirror in powder room
- Exhaust fan

## GARAGE & BASEMENT

- 9' Poured basement walls
- Concrete floors in crawl space
- Carpeted basement stairs
- Delta basement waterproofing system
- Sealed sump pump installed
- Steel I-beams
- Glass block windows in basement
- All garage walls are drywalled and painted
- Garage ceiling includes a textured finish
- Raised panel insulated garage door
- Garage door openers and keypad
- Frost-free hose bib in garage and on exterior rear wall of house

## MECHANICAL

- Central air conditioning that includes a "Space Guard" high efficiency air filter
- Electric water heater
- Carrier 90% energy efficient gas furnace
- Programmable thermostat
- Smoke & carbon monoxide detectors
- Fan and light rough-ins in all bedrooms and great room