

MEADOWMOORE RESERVE

STANDARD FEATURES

SERVICE

- Pre-construction meeting with **Mike Donley**
- Weekly updates through **Co-Construct** by field supervisor
- Framing and electrical walk-through with field supervisor
- Pre-closing walk-through with service manager
- 30 day and 1-year warranty appointments with service manager

INTERIOR

- High quality **Coronado** paint throughout
- 9' first floor ceiling with textured ceiling finish throughout
- Engineered floor joists
- 5" baseboard and 3.5" window casing
- Painted white woodwork throughout
- 2-panel doors throughout the home
- Stained handrails and spindles on staircase
- **Shaw** 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

EXTERIOR

- Concrete driveways and sidewalks
- 3-car front load garage with coach lights
- Stone water table on front
- **Hardie Plank** "Color Plus" siding with multiple color choices on entire exterior of home
- **GAF** dimensional roof shingles
- Silverline, vinyl, argon filled low E-glass energy approved windows with screens
- Fiberglass painted front entry door with brushed chrome hardware
- Covered entry with doorbell
- 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
- Dead bolts included on entry doors
- Elevated A/C unit

KITCHEN

- Granite countertops with ceramic tile backsplash
- 42" **Aristokraft** wall cabinets with crown molding
- Island with breakfast bar
- Recessed can lighting
- Waterline rough-in for ice-maker
- **Kohler** pull-out kitchen faucet
- 2 Pendant lights over island
- Custom built wooden shelves in pantry
- Garbage disposal
- Undermount stainless sink in 50/50, 60/40 or full basin choices

BATHROOMS

- **Kohler** elongated toilets
- Cultured marble countertops 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
- Custom shower with granite bench seat, tile surround and glass doors in master bath
- Exhaust fan in all bathrooms
- Double bowl vanity in master bath and Jack-and-Jill baths

LAUNDRY ROOM

- 12" square ceramic tile floor
- Washer/dryer hook ups
- **Aristokraft** wall cabinet in choice of stain finish
- Wire shelving

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

GARAGE

- Finished 3-car front load garage with space for storage
- All garage walls drywalled and painted
- Garage ceiling includes a textured finish
- Raised panel insulated garage door
- Garage door keypad and 2 door openers
- Frost-free hose bib in garage and on exterior rear wall of house

ELECTRICAL

- 40 panel electric box
- Basement lights and stairs on separate switches
- LED light bulbs

INTERNET READY HOUSE

- Structured wiring box
- Two dual access points consisting of 1 Cat-6 and 1 RG-6, which allows for connection to smart TV's & HD/4K video streaming
- Rough-in for wireless access point

MECHANICAL

- Central air conditioning that includes a **Space Guard** high efficiency air filter
- Electric water heater
- **Bryant** 95% energy efficient gas furnace
- Programmable thermostat
- Smoke & carbon monoxide detectors

DESIGN CENTER

- Two selections appointments, exterior and interior, with our designer at Décor Blvd.

COMMUNITY

- Homeowner's Association
- Playground and park
- Walking paths
- Community gardens

