



STANDARD FEATURES SHEET – The Spencer Plan

Exterior

- Vinyl Siding (per plan)
- Shutters
- Brick Foundation
- Sealed Crawlspace
- 30 Year Architectural Shingles
- White YKK Windows – Single Hung
- Wood or Fiberglass Front Door
- Fiberglass Side/Rear Doors
- Seamless gutters – Black, White or Brown
- Screened Rear Porch
- Concrete Sidewalk to front door
- 12' Concrete Pad in front of garage
- Carriage Style or Shaker Style Garage Door (Non-Insulated)
- Seed/Straw of Disturbed Areas
- Shrub/Mulch Package across front of home
- Private well and septic system

Interior:

- 9' Ceilings
- Upstairs – Unfinished – No framing, electrical, HVAC, plumbing
- Crown Molding throughout main living areas and Primary Bedroom
- Window trim and Baseboards throughout (1x4 and 1x6)
- Oak Stair Treads – Stained
- 1-2 Trim Accent Walls

Kitchen

- Quartz or granite countertops
- Waypoint or Welbourne Forest cabinetry
- 42" Upper Kitchen Cabinets
- Soft-close doors & drawers
- Tile backsplash
- Stainless steel appliances – Freestanding Range, Dishwasher, Above the Range Microwave (GE or Whirlpool)
- Undermount stainless steel sink
- Cabinet hardware included

Bathrooms

- Primary tile shower with bench and niche
- Frameless glass shower enclosure in primary bathroom
- Guest Bathroom – Tub with Tile Walls
- Bathroom Flooring – Ceramic Tile, LVP or LVT
- White Quartz Countertops
- Delta plumbing fixtures, Centerset
- Framed Mirrors

Lighting & Electrical

- Ceiling fans in living room, bedrooms and rear screened porch
- Recessed lighting
- 2 Exterior Flood Lights

- Gas Logs in Living Room with trim surround and wood mantle
- Schlage door hardware
- Hollow core Interior Doors
- Wood shelving (painted) in closets, pantry & laundry
- Luxury Vinyl Plank flooring in main areas, laundry room & bedrooms (or carpet)
- Electric hot water heater
- Electric heating
- Sherwin Williams interior paint (Flat) with white trim – 2 Paint Colors Included
- Upgraded light fixtures - fixture finish options: black, brushed nickel, oil rubbed bronze or champagne bronze
- Receptacles/switches wired to code