JASMINE SOUTH

HERRINGTON HOMES

STANDARD FEATURES

CABINETS & COUNTERTOPS

42" Cabinets in choice of finish
Quartz countertops with white subway tile backsplash
36" raised height vanities in full baths
Quartz countertops and integral sinks in full baths

FLOORING & TILE

Wood Laminate flooring on entire 1st floor, including powder room
Tile Floors in all full baths including laundry room
Upgraded continuous filament stain resistant carpet with 6 lb. pad in bedrooms, stairs and lounges (per plan)

ELECTRICAL FEATURES & APPLIANCES

Simplifire Allusion Platinum 50" Electric Flush Mount Fireplace with remote control
Designer lighting fixture package
Switched ceiling fan with light in owner's suite, great room and 3rd floor guest suite
Switched ceiling fan pre-wire in all secondary bedrooms (per plan)
All bedrooms, great room & lounges pre-wired with Coax/CAT6 (located per plan)
Date point for (TV/Internet) in kitchen and owner's suite
Exhaust fans in all baths
2 exterior weatherproof outlets
Energy Star stainless steel appliances - 4 burner electric range, vented microwave/hood, dishwasher
WiFi Remote enabled garage door opener
Programmable deadbolts on front doors
Control Point in central location, Smurf Tube to outside location

PLUMBING FEATURES & FIXTURES

Brushed nickel plumbing fixture package
Chair height toilets with elongated bowls
Stainless steel undermount sink in kitchen
Low maintenance fiberglass tubs and showers in all baths
Ice maker and laundry room connections
Pedestal sink in powder room
½ HP garbage disposal
2 exterior weatherproof hose bibs

EXTERIOR FINISHES & FEATURES

Monolithic concrete slab foundation
Low maintenance vinyl siding and aluminum trim details
Vinyl board porch ceilings
Concrete porch floors, driveway and leadwalk
Architectural roof shingles
Pre-designed landscape packages with sod & irrigation
¾" weather resistant subflooring system
Wood Privacy Fences in backyard
Install 5" Gutters

TRIM & FINISH DETAILS

Cottage style trim package with 5" crown on 1st floor
1x4 window and door casing with 1x6 headers
1x8 baseboard molding
Decorative interior doors with brushed nickel knobs
9' ceilings on the first floor
Deadbolt locks on all exterior hinged doors including kitchen door to garage
Brushed nickel bath accessories
Ventilated shelving in all closets, pantry and laundry
Fiberglass front door with decorative handle
Soft finish flat latex paint throughout with choice of wall color with white trim and ceilings
Garage walls and ceilings primed and painted

ENERGY SAVING BUILDING STANDARDS

50 gallon hybrid electric hot water heater
High performance single hung vinyl tilt-in windows
Low E & Argon filled windows with grids and screens.
Air sealing of all penetrations in the home by 3rd party energy company
Independent HERS Index rating on each home by 3rd party energy rater
Single unit zoned 15 SEER electric heating & cooling system programmable WIFI thermostat.
Energy efficient house wrap weatherization system
Fiberglass insulation with R-49 batts/blown in the ceiling & R-15 batts in exterior walls
(3) Thermostats one on each floor
Insulated Garage walls and ceilings
Ridge and soffit attic ventilation system
100% LED lighting in entire home
Duke Power Energy Guarantee (See Sales Associate for details)
ERV Clean Air System

Disclaimer: *Specifications, Manufacturers & Material are subject to change without notice. Please consult the Sales Team for further details.*

3-28-2024