

PlanDwell

HOMES

Miller Landing Standard Feature Sheet

Community

- Carefully planned and coordinated streetscape design with streetlights, and professionally landscaped yards.
- Protective covenants and homeowners' association guidelines to protect the value of your home and preserve the overall appearance of the community

Your Homes Exterior

- Designer Selected Exteriors for a cohesive neighborhood
- Exterior weatherproof electrical outlets near front and rear porch
- Large driveways for off street parking
- Professionally installed low maintenance vinyl soffit and fascia
- Fiber cement Siding
- Advanced framing techniques are used for maximum efficiency and structural integrity
- Steel and Fiber reinforced concrete foundations
- Designer selected exterior lighting fixtures
- Architectural Shingles
- (2) Exterior hose bibs for the front and rear of your home
- Termite treatment plan that includes prevention and warranty for any damage
- Gutters included to direct water away from the front of the home
- Front and Rear covered porches
- Fenced in backyard with gate
- Exterior moisture deterrent house wrap for the entire structure

Your Homes Interior

- Blinds included on all windows and doors
- Designer color options for Mohawk Flooring in kitchen, great room, and Flex/dining room
- Ceramic Tile in Owner bathroom
- Ceramic Tile flooring in Secondary bathroom
- Quality designer carpet with upgraded pad thickness in all bedrooms
- Hardwood stair treads
- Heavy Molding through house, with trim details on all windows
- Crown Molding in kitchen, great room, and Flex/dining room
- Coffered Ceiling or vaulted in the Living Room
- Ventilated wire shelving in laundry, all closets and pantry
- Quality sheetrock installation with textured ceilings throughout
- All bedrooms, family room, and porches pre-wired and properly braced for ceiling fans with dual switches
- Ceiling fans included in owner's suite and great room
- Professional designer selected paint colors, includes one wall color and one trim color
- Tech-Smart/Low Voltage Pre-wired home package to include Cat5 internet and cable wiring in the family room, owner's suite, and all other bedrooms and bonus rooms with smart panel installation (per plan)

Designer Kitchens

- Designer custom cabinetry with unique design and layout characteristics
- Custom Granite and quartz countertop colors and options for kitchen countertops
- Undermount Stainless Steel Sink
- Designer selected custom backsplashes
- Garbage Disposal
- Stainless Steel Free Standing Range, Dishwasher and Microwave
- Upgraded Kitchen Faucet
- LED lighting in kitchen (Per plan)
- Ice maker plumbing for refrigerator

Owners Suites and Bathrooms

- Custom designed owner's suite with vaulted ceilings (per plan)
- Large designer walk-in closets
- Tile Surround Shower with fiberglass base with a Semi-framed shower door in Owners Bathroom
- Double sink design in owner's suite (Per plan)
- Pedestal sink in powder room (Per Plan)
- Decorative framed mirrors in master & powder room baths
- 2 cm quartz countertops with square undermount sinks in all bathrooms

Efficiency, Warranty, and Security

- Rapid recovery high quality 50 gallon water heater
- Two part 3rd party Quality Inspection by *Performance Point* on every home
- Smoke detectors and carbon monoxide detectors
- High efficiency 15-seer Central Heating and Air with heat pump. Includes digital thermostat on each level of the house for improved efficiency (per plan)
- High efficiency front and rear doors
- Insulated double pane windows with thermal break technology include "Low E" glass and a tilt in sash for easy cleaning
- Single keyed locks for all exterior doors
- High quality insulation to include R-13 exterior walls, R-19 insulated vaulted ceilings, R-38 insulated attic, and expandable foam used in all small openings and cracks for improved efficiency rating
- All exterior doors include weather-stripping of door jambs for improved living comfort
- Fully landscaped yards with properly zoned irrigation system
- Fire retardant drywall in garage ceiling (per code)
- Homeowner Orientation prior to closing
- Each home includes and is backed by a 2-10 Warranty in addition to our 1-year builder warranty.