



Standard Features

Bell Meadows

CUSTOMER ASSURANCE FEATURES

- Many Options are available to allow you to Personalize Your New Home
- First Year Comprehensive Windsor Homes Warranty
- Transferable 10 Year Warranty through Maverick Warranty Group
- Personalized Meetings with Builder
 - Pre-Construction Meeting (Presale Purchaser)
 - Pre-Drywall Meeting (Presale Purchaser)
 - Pre-Closing Meeting (Presale Purchaser and Inventory Home Purchaser)
- Professionally Engineered Roof and Floor System on Second Floor
- Smoke & Carbon Detectors Installed for Safety
- In-Wall Pest Defense System
- Quality Inspections Performed by Windsor Homes at Each Stage of Construction
- Community Covenants and Restrictions for Homeowner Investment Protection

INTERIOR FEATURES

- Smooth Ceilings Throughout
- Window Sill and Apron
- 5 1/4" Base Molding Throughout first floor
- Two Panel Square Interior Doors with Garage Entry Door to match and brushed nickel hinges
- Brushed Nickel Hardware on all Doors
- Thermal Insulated Single Hung Solid Vinyl Windows with screens on all Operable Windows
- Sherwin Williams Paint
- 9' Ceilings on first floor

FLOORING

- Quality Vinyl Flooring Bath Areas and Laundry
- Laminate Plank Flooring in Foyer, Dining, Kitchen, and Great Room
- Quality Soil and Stain Resistant Carpet with 6# pad

KITCHEN

- Black Whirlpool Electric Appliance Package:
 - Dishwasher, Smooth Top Range, Microwave and Garbage Disposal
- Granite Countertops
- 8" Stainless Steel Under-mount Double Bowl Sink with Pull Out Faucet
- Cabinets with Crown & Hardware

BATHS

- Quartz Vanity Tops in Master and Hall Baths
- Elongated Toilets
- Pedestal Sink in Powder Bath
- Anti-Scald Devices on all Showers and Tubs
- Single Lever Chrome Faucets
- 5' Fiberglass Shower with Glass Door in Master Bath
- Fiberglass Tub/Shower Combination in Hall Baths
- Exhaust Fans in all Baths

ELECTRICAL

- GFCI Outlets in Kitchen, Bathrooms and Garage
- Recessed Can Light over Kitchen Sink
- Overhead lights in all Bedrooms and Living Areas
- Structured Cabling Package
- Electrical Outlet in Garage
- Garage Door Opener
- Outside Moisture Resistant Electrical Outlets:
 - One in Front and One in Rear
- Garage Coach Lights

EXTERIOR FEATURES

- Designer Select Exterior Color Schemes
- Front and Rear Sod Lawn with Professional Landscape Package with Irrigation
- Optional Brick/Stone Veneer & Vinyl Accents per Plan
- Durable Low Maintenance Vinyl Siding with Matching Vinyl Trim
- Oversized Gutters and Downspouts
- Slab Foundation
- Concrete Walkway From Driveway to Front Entrance
- Rear Entrance Door to Concrete Stoop
- Dimensional Shingles
- Two Exterior Water Faucets
- Finished Garage
- Concrete Patio (per plan)

ENERGY EFFICIENT FEATURES

- Energy Efficient Heat Pump & Central Air Conditioning
- 50 Gallon Electric Water Heater
- Energy Efficient Home Wrap System
- Washer & Dryer Hook-Up with Outside Vent
- R-39 Insulation in Attic, Vaulted and Cathedral Ceilings
- R-15 Insulation in Exterior Living Walls
- R-19 Insulation in Garage Ceiling (Where Applicable)

All Inventory homes sold include features in the home at the time of contract. Model homes contain optional features. Please reference contract documents for included options in your specific home or discuss with your Windsor Homes New Home Consultant. Specifications are subject to change without notice. Windsor Homes reserves the right to change above referenced features and materials without notice.

See Your Windsor Homes New Home Consultant for flexible options and upgrades to personalize your home.

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Buyer Initials _____

