



Some features are plan specific

We build every house as if it were our personal home

PLUMBING FEATURES

- Hot water recirculating pump with insulated hot water lines in slab to reduce time to get hot water to fixtures
- Double handle faucets. 8” spread in master and hall baths, 4” spread in bonus and powder room baths
- Elongated-comfort height toilets
- Soft close toilet lids
- Whole house main water cut-off, in house

EXTERIOR FEATURES

- Raised Slab foundations
- Hardie primed fiber cement lap
- Hardie primed fiber cement shake siding
- Bonus room
- Double glazed low E vinyl windows
- Window screens
- Radiant Barrier Roof Sheathing
- 30-year Architectural shingles
- 3 weatherproof exterior electrical outlets
- Exterior doors with no rot jambs
- Screened back porch
- 1 flood light
- Garage door with a glass insert, two remotes and a keypad
- Termite Bait system
- 2 car driveway
- Centipede sod
- Sprinkler system to water sodded areas as well as flower beds, with separate meter
- 3 water spigots with back flow preventer
- Full lite door to back porch-Plan Specific

- Door chime on front door
- Mailbox included
- Gutters, not including water tables
- Spacious Garages-finished with sheetrock, trim & painted
- Covered front porch-Plan specific

INTERIOR FEATURES

- Crown throughout the first floor and in treys
- Flat latex paint
- 5 1/2“Baseboard
- Trey and coffered ceilings (plan specific)
- 9’ Ceilings on First Floor, 8’ Ceilings on Second Floor, with a Smooth Finish
- Satin nickel hardware
- Ample storage closets
- Kitchen backsplash
- Ventilated wood shelving in Master closet
- Vinyl wire shelving in remaining closets-pantry
- Fireplace surround

Floor Coverings

- Ceramic in baths
- Carpet in bedrooms 2 & 3, stairs and bonus room.
- LVP in foyer, living room, kitchen, kitchen nook, dining room, sunroom utility room, study, master bedroom and master bedroom closet

ELECTRICAL FEATURES

- Ceiling fan with light kit in family room and master bedroom



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- Braced and switched for ceiling fans in all bedrooms, back covered porches, lanai and bonus room
- Pre-wired for telephone and cable
- Handsome lighting package
- Rocker switches
- GFI outlets, hardwired smoke detectors and carbon monoxide detectors
- 200 AMP service

KITCHEN FEATURES

- Open kitchen floor plan (per plan)
- 42" wall cabinets in kitchen
- Granite or Quartz counter tops
- Stainless Steel appliances package includes: Gas cooking-range or cooktop plan specific, dishwasher microwave, wall oven-plan specific
- Pantry-plan specific
- Garbage disposal
- Recessed Icemaker water line connection
- Pull out Satin Nickel Faucet and soap dispenser

BATH FEATURES

- Mirrors above vanities
- Granite or Quartz counter tops with integrated sinks
- Exhaust fans in bathrooms
- Double handle faucets-8" spread in master and hall baths-4" spread in bonus bath and powder room
- Elongated-comfort height toilets with soft close lids
- Ceramic shower in master bathroom
- Vanity light fixtures
- Cast iron tub in hall bath with ceramic surround

- Bullnose tile around tub/showers

SUPERIOR ENERGY SAVING FEATURES

- Prime House Wrap
- Radiant Barrier Roof Sheathing-Our #1 way to keep your home cool
- 14 Seer heat pump with two zones and separate thermostats to condition the first floor and bonus room
- Maintenance free, easy clean low-E double insulated, single hung vinyl windows
- Insulated front and rear exterior doors with weather stripping
- One key for all doors
- Superior ridge vent, roof ventilation
- Efficient Professionally Engineered Insulation System Includes
- R-Values of R-38 in Ceilings and R-15 in Walls
- Programmable Digital Thermostat
- Fully insulated exterior walls (in conditioned areas)
- Weather stripping around all exterior door
- **Propane tank provided-buried-purchased by builder**
- Re-circulation pump for hot water
- Insulated storage room in garage

CUSTOMER CARE

- Meet your field supervisor
- Vendor list provided
- One year expressed warranty,
- Final walk thru-the day of closing
- We will have a Painter at the Walk through
- All warranty items will be responded to in a timely manner.