

# **STANDARD HOUSE FEATURES**

**82 Northeast Dr NW, Calabash, NC 28467**

## **CONSTRUCTION AND EXTERIOR FEATURES**

- Fiber Cement Board Siding
- Quality Stick Built Construction
- 9' Ceilings
- Architectural Shingles; 30 Year
- Public Water & Sewer
- 7/16" OSB Sheathing
- Exterior Frost-Free Hose Bibs
- Aluminum Fascia
- 2 Car Garage
- Landscaping Package (Partial Sod, Shrubs, Mulch, Pine Straw and New Trees)
- Covered Rear Porch
- Attic Storage Space
- Epoxy Coating on Garage Floor

## **KITCHEN FEATURES**

- Stainless 36" Propane Stove by ZLINE
- Stainless Appliances: Microwave, Fridge, Dual Drawer Dishwasher, & Wine Cooler
- 42" Custom Cabinetry
- Soft Close Cabinets/Drawers
- Quartz Countertops
- Island Countertop Overhang to Accommodate Extra Seating
- Farm Sink
- Garbage Disposal
- Tile Backsplash
- Pot Filler

## **INTERIOR FEATURES:**

- Custom Interior Paint Job
- LVP Floors Throughout (Living Room, Kitchen, Bedrooms, & Hallways)
- Tile Floors in all Bathrooms
- Tile Walls in Shower and Bathtub
- Frameless Glass Shower Door in Primary Bath
- Quartz Countertops in All Bathrooms
- Custom Cabinetry in All Bathrooms
- Dual Walk-in Closets in Primary Bedroom with Custom Wooden Shelving
- Ceiling Fans in all Bedrooms & Living Room, 2 Ceiling Fan Hook Ups on Rear Porch
- Casing and Trim on all Windows
- Coffered Ceiling in Living Room
- Shiplap Accent Wall in Living Room
- Wainscoting on Select Walls in Living Room
- Custom Wood Shelving in Pantry
- Walk-In Laundry Room with Washer & Electric Dryer Hookups

## **ENERGY EFFICIENT FEATURES**

- R38 Attic Insulation
- R15 Insulated Side Walls
- Fiberglass Insulated Front Entry Door & Rear Door
- High efficiency Heat Pump with Central Air
- Low-E Single Hung Windows
- Programmable Thermostat

Buyer Initials: \_\_\_\_\_