

Architectural & Exterior Features

- Monolithic Slab Foundation
- Engineered Roof System
- Shutters, plan specific
- Stone Locations, plan specific
- 4 over 4 Decorative Window Grilles, plan specific
- **Low E Vinyl Windows
- Fiberglass 3 Tab Shingles with 25 Year Warranty
- ** Thermal Envelope Air Barrier
- Bait System Termite Treatment
- Low Maintenance Vinyl Siding with Lifetime Warranty
- 10' x 8' Concrete Entry Pad at Rear Door, lot specific
- Hose Bib
- GFI Protected Exterior Power Outlets
- **Fiberglass Front Door – 4 Panel 4 Light
- Exterior Gutters, plan specific
- 6' Privacy Wood Divider between Rear Yards
- Gable Overhangs

Garage Features

- Carriage Style Aluminum Garage Door
- Drywall Finish & Ready for Your Personal Finishes
- Smart Garage Door Opener with Wireless Entry Keypad
- Garage Door Carriage Hardware

Interior Features

- Smooth Ceilings & Walls
- 2 Panel Smooth Doors
- 2" Window Blinds, plan specific
- White Door Hinges
- Tech Drop in Hall Closet
- Pre-wire Dual Ceiling Fan Switches in Primary and GR
- Light Fixture Mounting Brackets in GR, Dining Area and Bedrooms
- 3 1/4" Base Board & 356 Door Casing
- Smoke Detectors on All Levels & Sleeping Areas
- Carbon Monoxide Detector on Each Level
- Brushed Nickel Lighting & Door Hardware
- Ventilated Wire Shelving in All Closets & Pantry
- Carpet Over 6lb Pad- Bedrooms & Stairs
- Luxury Vinyl Plank in Main Living Area - Foyer, Dining, Kitchen, Great Room, Laundry and Baths

Efficiency Features (** Also See Exterior Features)

- High Energy Efficiency AC System
- Natural Gas Heat
- Radiant Barrier Roof Sheathing
- Programmable Thermostat
- Tankless Gas Water Heater
- Energy Star Appliances
- R38 Attic Insulation & R13 Wall Insulation
- Water Saving Plumbing Fixtures
- LED Bulbs

Kitchen Features

- Shaker Style Cabinets- 36" Base & 30" wall
- 30" Straight Top Cabinet Design with Crown Molding
- Soft Close Cabinet Doors
- 2CM Granite or Quartz Counter Tops in Kitchen
- 8" Single Bowl Deep Stainless Steel Under Mount Sink
- Stainless Steel Faucet with Pull Out Sprayer
- Garbage Disposal with Counter Mounted Disposal Button
- Water Line Connection for Icemaker
- Gas Line to Range
- Stainless Steel Frigidaire Appliance Package (Refrigerator not included)

Bath Features

- Shaker Style Vanity- Comfort Height All Baths
- Soft Close Cabinet Doors
- Designer Sconce Style Vanity Lighting
- Acrylic Shower Unit in Primary Bath
- Shower Door in Primary Bath
- Elongated Toilets
- Pedestal Sink in Powder Room
- Chrome Plumbing & Accessory Fixtures
- Double Sinks in Master Bath, plan specific
- 2CM Granite or Quartz Counter Tops in Full Baths
- Framed Mirrors

Why Choose McGuinn Homes?

- Contract to Closing Consultation
- You Bought A Home...Now What? Process
- 1, 2 & 8-Year Warranty Program
- McGuinn Foundation - Giving Back to Our Community

REV 5/1/2025

