



Charter Building Group

# HOME FEATURES

8344 VINTAGE CLUB CIRCLE

## SITE WORK & PLANS

- Customized Site Plan for Owner
- Architectural Plans for Owner
- Permitting, Impact, Utility & ARC Fees Included

## EXTERIOR DETAILS

- Brick Exterior on First Floor Areas, with Hardie Siding on Second Story Areas & Sherwin Williams Exterior Super Paint
- Brick Foundation & Brick Porch Steps
- Raised Panel or Board & Batten Shutters
- Stained & Stamped Concrete Porches with Brick Rowlock
- Aluminum Screened-in Rear Porch with Painted Beadboard Ceilings
- 8' Painted 3/4 Glass Front Door with Sidelights
- Insulated Vinyl, Single Hung Windows with Low-E Glass and Tilt Wash Sash with 130mph Wind Rating
- 12' Sliding Glass Door in Living Room (3 Glass Panels)
- Low Maintenance Fiber Cement Fascia & Soffit
- Ridge and Soffit Vents for Proper Air Ventilation
- High Density Architectural Shingles
- 16' Steel Carriage Garage Door with Glass in Top Row, Remotes & Key Pad Entry
- Garage Side Door & Trash/Recycle Privacy Enclosure with Concrete Pad
- 5" Aluminum Gutters on Front/Rear Porches & Above Garage Door
- Allowance for Customized Landscape Design with Sod in Front/Back Yard, Foundation Plantings and Pine Straw Beds
- Two Zone Irrigation System with Auto Controls
- Broom Finish Concrete Driveway
- Two Exterior Water Spigots

## INTERIOR DETAILS

- 9' Ceilings with Tray Ceilings or Beams per plan
- Elegant Trim Casing on Doors & Windows and Crown Molding in Living Areas, Master Bedroom & Bath, Powder Room & Study or Sunroom
- Sherwin Williams Flat Latex Paint on Interior Walls
- 36" Gas Fireplace with Tile Surround & Natural Gas Connection
- Painted Built-in Cabinetry with Adjustable Shelves on each side of Fireplace
- Lever Door Handles in Brushed Nickel or Oil Rubbed Bronze Finish
- Ventilated Wood Shelving all Closets
- Separate Laundry Room with Formica Folding Counter & Cabinets Above Washer & Dryer
- Garages Finished with Painted Sheetrock & Trim

## KITCHEN FEATURES

- Designer Cabinetry with Choice of Style, Finish & Hardware
- Customized Kitchen Layout for Each Home
- Cabinetry includes Soft Close Drawers, Crown Molding, Staggered Upper Cabinets & Trash Pullout
- Granite or Quartz Countertops
- Ceramic Tile Backsplash
- GE or Bosch Stainless Appliances, includes Gas Range, Exhaust Hood, Built-in Microwave and Dishwasher (natural gas connection to range, hood vented to exterior)
- Stainless Single Bowl or Double Bowl Undermount Sink with 1/2 HP Garage Disposal
- Kohler or Delta Brushed Nickel Pull-Down Faucet
- Wood Shelving in Pantry
- Ice Maker Connection at Refrigerator location

**Quality materials and expert craftsmanship  
add lasting value to your home.**

\*Prices, house size floor plans, room sizes and other specifics are subject to change, please verify before entering into contract.



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- Engineered Hardwood in Foyer, Office, Living Room, Dining Room, Kitchen, Downstairs Halls & Powder Room
- Ceramic Tile in Full Bathrooms & Laundry Room
- Carpet in Bedrooms, Bonus Room/Rec Room & Bonus Staircase
- Hardwood on Main Staircase (2-story plans only)

## BATHROOM FEATURES

### Main Bathroom

- Raised Height Cabinetry, Choice of Style, Finish & Hardware
- Oversized Ceramic Tile Floor & Shower Walls, includes 12"x24" & 18"x18" Tiles
- Zero Entry Walk-in Shower with Frameless Glass Enclosure & Recessed Niche
- Granite or Quartz Vanity Countertops
- 8" Plumbing Fixture in Brushed Nickel or Chrome Finish
- Custom Framed Mirrors above Master Vanity
- Elongated, Comfort Height Toilet with Separate Water Closet for Added Privacy
- Brushed Nickel or Oil Rubbed Bronze Bath Accessories

### Guest Bathrooms

- Raised Height Cabinetry, Choice of Style, Finish & Hardware
- Granite or Quartz Countertops
- 8" Plumbing Fixtures in Powder Room with Brushed Nickel or Chrome Finish
- 4" Plumbing Fixtures in Guest Baths with Brushed Nickel or Chrome Finish
- Beveled Edge Mirrors in Guest Baths
- Custom Framed Mirror in Powder Room
- Vikrell Tub with Ceramic Tile Surround & Soap Dish in Downstairs Guest Baths
- Fiberglass Tub/Shower Insert in Upstairs Guest Baths
- Elongated, Comfort Height Toilets in all Bath
- Brushed Nickel or Oil Rubbed Bronze Bath Accessories in all Baths

## HIGH PERFORMANCE HOME FEATURES

- R-15 Insulation in Exterior Walls
- R-38 Insulation in Attic
- R-19 Insulation in Bonus Room Floor above Garage
- 14 Seer 2 High Efficiency Heat Pump with Programmable Thermostats, Zoned for Comfort
- Radiant Barrier Roof Sheathing to Keep Attic Cooler
- Tankless Water Heater with Natural Gas Connection
- Advance Framing Details to Minimize Air Leakage
- 100% LED Interior & Exterior Lighting

## ELECTRICAL

- 200 AMP Electrical Service
- Interior/Exterior Outlets Wired per Code
- 4 Multi-Media Outlets with Central Network Panel
- Lighting Allowance for Light Fixtures with Choice of Style, Finish, Location
- Fans in Living Room, Rear Porch, Main Bedroom and Rec Room/Bonus Room
- Flood Light in Rear of Home and Two Carriage Lights at Garage Door
- Rocker Light Switches Throughout
- Floor Outlet Installed in Living Room
- Weatherproof Outlets on Porches

## STRUCTURAL

- Reinforced, Raised Concrete Slab Foundation
- Framing Meets or Exceeds 130 MPH Wind Code
- 100 SQFT of Floored Attic Storage
- Termite Treatment & Protection
- Comprehensive One Year Builder Warranty

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