



EMILY GARDENS – COMMUNITY FEATURES

INTERIOR FEATURES

- 8’ Smooth Ceilings Throughout
- 5-Panel Textured Square Style Interior Doors with Brushed Nickel Hardware
- 3 1/4” Baseboard, 2 1/4” Door Casing and Shoe Mold
- Ventilated Closet and Pantry Shelving
- (3) Cable and one data drop
- Chrome Lighting Package

FLOORING FEATURES

- LVP in all Wet Areas and Laundry Room
- LVP- 4.5mm in Foyer, Kitchen Area, and Nook
- Carpet with 5.5lb. Pad in Other Areas

KITCHEN FEATURES

- Granite Countertops w/ 4” Splash
- Stainless Steel Double Bowl Undermount Sink
- White or Gray Shaker Style Cabinets
- Chrome Single-Handle Faucet with Pull-Out Sprayer
- Stainless Steel Appliance Package that includes Self-Cleaning Electric Range, Dishwasher, and Microwave

BATHROOM FEATURES

- Quartz Countertops with Undermount Sinks
- White or Gray Shaker Style Cabinets
- Walk-In Fiberglass Shower in primary Bathroom
- Easy Clean One-Piece Tub/Shower Combo in Common Bathroom(s)
- Chrome Plumbing Fixtures
- Pedestal Sink in Powder Room *

EXTERIOR FEATURES

- Designer Exteriors Individually Selected w/ Varying Colors and Textures
- 30 Year Architectural Shingles
- Low Maintenance Vinyl Siding
- Decorative Stacked Stone Per Plan
- Vinyl, Low-E, Insulated Windows
- Metal Garage Door(s) with Motor
- Brushed Nickel Lockset with Deadbolt
- Professional Landscaping Package to Include Sod to Front Corners - Seed & Straw on Sides and Rear
- 2 Exterior Hose Bibs
- 4’ x 4’ Patio

WARRANTY COVERAGE

- One-year limited warranty w/ convenient QR code sticker located in the kitchen cabinet.
- New homeowner warranty welcome packet
- On-site two-part walkthrough and warranty orientation with BSC representative

ENERGY EFFICIENT FEATURES

- 2’ x 4’ Exterior Walls with R-15 Insulation
- 14.2 Seer Energy Efficient HVAC System with Programmable Thermostats
- 50 CFM Bathroom Exhaust Fans
- 50-Gallon Gas Water Heater

AVAILABLE UPGRADES (AVAILABILITY BASED ON STAGE OF CONSTRUCTION)

- 10’ x 10’ Patio
- Shower Door in Primary Bath
- Drop Zone
- First Floor LVP Throughout Excluding Bedrooms

Buyer Signature: _____

Date: _____

Buyer’s Agent Signature: _____

Date: _____

Benjamin Stout Real Estate Services, Inc. Signature: _____

Date: _____

Ben Stout Construction
910-779-0019 | www.benstoutconstruction.com

***NOTE: Builder reserves the right make substitutions in products & materials when deemed necessary without notice. Specifications may vary per community. Your home may have different features. *Lot conditions or build specific modifications may impact included features.