

Battery Park at Landfall

STANDARD FEATURES

Exterior Features

- Foundation: Raised Slab with Tabby (per plan)
- Artisan Hardiplank Lap Siding w/ Shake
- Brick Veneer (per plan)
- Professionally landscaped lawn w/ irrigation and sod
- Spacious garage
- Screened porches or Drip-Thru deck (per plan)
- Gutters where applicable
- Standing Seam Metal Roof
- Weathervane
- Column with gas lantern
- Driveway and walkway per Landfall's ARC
- Exterior water faucets
- All weather electrical GFI outlets on front & rear

Interior Features

- 10' Smooth ceilings on first floor (per plan)
- 8' Interior doors and cased openings (per plan)
- Choice of standard wall colors (3 total)
- Brushed nickel door hinges and lever set handles
- Brushed nickel lighting

Floor Coverings

- Hardwood floors in Foyer, Great, Dining, Kitchen, Nook, Master bedroom and Powder Rooms
- Tile in all bathrooms on floors and Tub/shower Walls
- Carpet in all guest bedrooms
- Tile Laundry Room floors

Windows and doors

- Fiberglass insulated exterior doors
- SDL Dual-paned, Double hung, Low-E insulated windows with screens (DP50 Rating)
- Front doors (Per Plan)
- Insulated Garage doors (Per Plan)

Fireplace Features

- 42" Ventless fireplace w/ gas log set
- Granite Surround and Hearth or Ship Lap
- Custom Built Mantel (no mantel w/ ship lap)

Bathroom Features

- Level 2 Quartz or Level 2 Granite in all Bathrooms
- Cased Mirrors over all vanities
- Tile shower and garden tub in Master Bathroom
- Tile Surrounds Tub/Showers in Guest Bathrooms
- Towel bars and tissue holders in all bathrooms
- Vanity or Pedestal sink in Powder Room (per plan)
- Brushed Nickel or Chrome plumbing fixtures

Interior Trim Features

- 2-piece crown throughout main floor common areas & master suite
- Trayed ceilings in Master (per plan) with 1-piece crown in tray
- Coffered ceiling in Great room or Dining (per plan)
- Wainscoting in foyer & dining room

Kitchen/Appliances

- Stainless steel under mount kitchen sink w/ sprayer
- Professionally designed kitchen with 42" uppers
- Level 2 Quartz or Level 2 Granite countertops
- Stainless steel appliance package
- Icemaker connection
- Garbage disposal

Home Technology

- Telephone in Kitchen, bedrooms, and bonus
- Cable in Family room, bedrooms, and bonus

Electrical Features

- Decorative entry lights
- Door bell chimes
- Smoke detectors
- Ceiling fans in Master, Family, and Bonus room
- Bedrooms pre-wired for ceiling fans w/ lights
- Carriage light above or beside garage door

Energy Efficient Features

- Insulation R-Values:
 - R-15 exterior walls
 - R-19 Garage ceiling if living space above
 - R-38 over living areas
- Low-E windows
- Navien Gas Instant water heater
- Garages finished with drywall and paint
- Goodman or Bryant 14 seer energy efficient heat pump

Assurance of Quality and Service

- Pre-drywall walk with the builder
- Orientation of new home with builder before closing
- 12 Month Extensive Builder Warranty
- Manufacturers' Limited Warranties (where applicable)

***Ask sales agent about many optional upgrades**

For More Information Call:

Square footage amount is provided as an example only. Prices, house size, floor plans, room sizes and other specifics may vary at Sellers' Discretion. Please verify actual specifics before entering into any contract. Any changes to specifications must be in the form of a written change order generated and approved by the builder & signed by the buyer.

Venture Homes Coastal Carolina, LLC

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