

# Arbor Hills South 11 (Large Lots)

## Standard Features

### Structural Features

- Reinforced 3,000 PSI termite treated concrete slab with raised decorative block foundation with vapor barrier
- 3,000 PSI concrete driveways, sidewalks and patios
- Standard 16" O.C. 2x4 framing with 7/16" OSB sheathing
- Stick built framing with engineered roof system, per plan

### Energy Saving Features

- Single hung, double pane, energy efficient vinyl windows with insulated glass
- Energy efficient 15 SEER A/C with heat pump
- R-38 fiberglass ceiling insulation and R-15 fiberglass wall insulation
- Tankless water heater
- Fiberglass insulated doors with Kwikset locks (satin nickel)
- Continuous ridge ventilated roof system
- High performance building wrap on exterior walls

### Exciting Exterior

- Low maintenance vinyl siding & PVC coated aluminum fascia
- Vinyl soffits
- Vinyl shutters, per plan
- 30-year asphalt shingles
- Aluminum rain gutters at front entry
- Steel reinforced insulated garage door with automatic opener, two remote controls, keyless entry and myQ app capability
- Garage sheet-rocked and painted
- Wall lanterns on garage front, per plan
- Screens on all operable windows
- Kwikset satin nickel entry and dead bolt locks
- Smart lock w/ ZWave technology at front door
- Generous plant package with sodded front lawn; seeded side and rear lawns
- Mailbox per subdivision standards
- Concrete patio, size per plan

### Interior Features

- Cathedral ceilings, per plan
- Attractive light fixture package
- 35" electric fireplace with limestone or granite surround and hearth with mantel
- Smooth painted ceilings throughout
- Sherwin Williams flat latex paint on walls, Bill Clark Homes Color Palette
- Sherwin Williams semi-gloss latex trim paint (3 color choices)
- 2 1/4" door casings, 2 1/4" window casings w/ bucks, 3 1/4" baseboards
- Two panel square doors throughout
- Stain resistant carpet with 6 lb pad
- Level 1 ceramic tile flooring in bathrooms and utility room
- Laminate flooring in foyer, great room, dining room, kitchen, nook, powder room, downstairs hallways and optional sunroom
- Kwikset satin nickel interior door hardware
- High quality ventilated closet shelving
- Pull down attic stairs (per plan)

### Plumbing Features

- Pfister faucets with lifetime mechanical warranty
- Emergency turn-off valves
- Two exterior hose bibs
- Icemaker supply line

### Deluxe Kitchen Features

- 36" flat panel birch cabinets with hardware and crown molding
- Stainless steel 30" gas range with self-cleaning oven
- Stainless steel Energy Star dishwasher
- Stainless steel built-in space-saver microwave with exterior venting
- 1/2 HP garbage disposal
- Granite countertops with full ceramic tile backsplash
- Stainless steel under-mount double bowl sink
- Pfister stainless steel pull-down spray
- Pantry closet, per plan

### Lavish Owner's Suite

- Cathedral or vaulted ceilings, per plan
- Spacious walk-in closet with ventilated wire shelving
- Low maintenance acrylic tubs and showers, per plan
- Pfister brushed nickel, double handle faucet
- Flat panel 35" birch vanity with 42" high mirror
- Quartz vanity top
- Satin nickel 24" towel bar, towel ring and tissue holder (per plan)
- Exhaust fan with exterior venting
- Elongated toilet

### Guest Bathroom Features

- Low maintenance acrylic tub and shower combination
- Pfister brushed nickel double handle faucet
- Flat panel 35" birch vanity with 42" high mirror
- Quartz vanity top
- Satin nickel 24" towel bar, towel ring and tissue holder
- Exhaust fan with exterior venting
- Elongated toilet

### Electrical Features

- Switched ceiling fan with overhead light in great room and owner's bedroom
- Exterior security floodlights on rear of home with switch at rear entry and owner's bedroom
- Pilot light on attic switch
- GFI receptacles per code
- All weather front and rear exterior receptacles
- Underground 200 AMP electrical service and underground utilities
- TV & voice/data (Cat6) connections in great room, bedrooms, sunroom and bonus room (per plan)
- Fiber and internet ready home-See agent for details
- Ring Doorbell Camera Package-See agent for details

### Quality Assurance

- Pre-orientation introduction to your home
- One year builder's warranty and 10 year structural warranty
- Manufacturer's warranty on appliances, air conditioner compressor, fixtures & equipment

FOR SALES INFORMATION, CALL JENNIFER MILLER (252) 378-4255, KAREN COREY (252) 378-4218 OR JOSH DEES (252) 558-5349

[www.BillClarkHomes.com](http://www.BillClarkHomes.com)

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