

STANDARD FEATURES

CABINETS & COUNTERTOPS

- 42" Cabinets in choice of finish
- Granite countertops with white subway tile backsplash
- 36" raised height vanities in full baths
- Quartz countertops and integral sinks in full baths

FLOORING & TILE

- Luxury Vinyl Plank flooring on entire 1st floor, including laundry & powder rooms
- Tile flooring in all full baths
- Upgraded continuous filament stain resistant carpet with 6 lb. pad in bedrooms, stairs and lounges (per plan)

ELECTRICAL FEATURES & APPLIANCES

- Designer lighting fixture package
- Switched ceiling fan with light in owner's suite and great room
- Switched ceiling fan pre-wire in all bedrooms & rear covered porches (per plan)
- All bedrooms, great room & lounges pre-wired with Coax/CAT5 (locale per plan)
- Telephone outlet in kitchen and owner's suite
- Smoke detectors in all bedrooms with battery backup
- Exhaust fans in all baths
- 2 exterior weatherproof outlets
- Energy Star stainless steel appliances - 4 burner electric range, vented microwave/hood, dishwasher
- WiFi Remote enabled garage door opener
- Programmable deadbolts on front doors

PLUMBING FEATURES & FIXTURES

- Brushed nickel plumbing fixture package
- Chair height toilets with elongated bowls
- Stainless steel undermount sink in kitchen
- Low maintenance fiberglass tile-look tubs and showers in secondary baths
- Ice maker and laundry room connections
- Pedestal sink in powder room
- ½ HP garbage disposal
- 2 exterior weatherproof hose bibs

EXTERIOR FINISHES & FEATURES

- Monolithic concrete slab foundation
- Low maintenance vinyl siding and aluminum trim details
- Vinyl board porch ceilings
- Concrete porch floors, driveway and leadwalk
- Architectural roof shingles
- Pre-designed landscape packages with sod & irrigation
- ¾" weather resistant sub-flooring system
- Wood Privacy Fences - 8' from Building between units

TRIM & FINISH DETAILS

- Cottage style trim package with 5" crown on 1st floor
- 1x4 window and door casing with 1x6 headers
- 1x8 baseboard molding
- Decorative interior doors with brushed nickel knobs
- 9' ceilings on the first floor
- Deadbolt locks on all exterior hinged doors
- Brushed nickel bath accessories
- Ventilated shelving in all closets, pantry and laundry
- Fiberglass front door with decorative handle
- Soft finish flat latex paint throughout with choice of wall color with white trim and ceilings

ENERGY SAVING BUILDING STANDARDS

- 50 gallon hybrid electric hot water heater
- High performance single hung vinyl tilt-in windows
- Low E & Argon filled windows with grids and screens.
- Air sealing of all penetrations in the home by 3rd party energy company
- Independent HERS Index rating on each home by 3rd party energy rater
- Single unit zoned 15 SEER electric heating & cooling system programmable WIFI thermostat.
- Energy efficient house wrap weatherization system
- Fiberglass insulation with R-49 batts/blown in the ceiling & R-15 batts in exterior walls
- Ridge and soffit attic ventilation system
- 100% LED lighting in entire home
- Duke Power Energy Guarantee (See Sales Associate for details)
- ERV Clean Air System