



A family tradition since 1890

Interior Elements

- 10 Ft. Ceilings on Main Floor
- 9 Ft. Ceilings on Second Floor (Plan Specific)
- 9' Ceiling in Basements
- Ceramic Tile in Entry, Kitchen, Laundry, Baths, & Nook
- Carpet Throughout (except where noted above)
- Square or Rounded Drywall Corners (Except at Windows)
- Hand Applied Skip Trowel Drywall Finish
- Designer Lighting Package
- 2-Story Volume (plan specific)
- 2-Tone Paint (Low V.O.C.)
- 3 Ceiling Fan Pre-wired Including Brace
- 8 Ft. Two Panel Square/ Arched Top Cambridge Doors
- 5" Flat Baseboards with 3 1/4" Flat Door & Window Casing w/ 5" Header 3 1/4" Apron Brushed Chrome Door Hardware with Front Door Handle Set
- Fully Drywall and Fire Taped Garage (not paint ready)
- Smooth Fiberglass Front Door
- Fireplace with Cased Columns & Decretive Alder Wood Mantle
- 4 Universal Jacks
- Gas Line to Range Location

Bathroom Highlights

- Kohler Chrome Faucets
- 42" Tile Tub Surround in Master Bath (Plan Specific)
- 32" Tile Surround in Additional Bath (Plan Specific)
- Double Vanity Cabinet in Master Bathroom

- Single Vanity Cabinet in Main Bath
- 3 CM Granite Counter Tops
- Exhaust Fan in all Baths
- Half Bath w/ Pedestal Sink (plan specific)

Kitchen Highlights

- Appliances by G.E. (Stainless Steel Gas Range, Microwave & Dishwasher)
- Garbage Disposal
- Stainless Steel Single Bowl Sink
- Kohler Chrome Faucet Single Faucet Bellera
- Water Line to Refrigerator
- Granite Tops with 3CM edge
- Recessed Maple Cabinets w/ 42" Uppers & Crown

Exterior Elements

- Designer Elevations
- Designer Color Packages (Pre-Determined to Create Spectacular Streetscapes)
- Full Yard Landscaping with automatic Irrigation System
- Fenced Yard (Home site Specific)
- Raised Panel Metal Garage Door with 2 remotes and keypad (plan specific)
- 30-year Architectural Shingles Manufactures Warranty
- James Hardie Cement Lap Siding
- Stucco with Embedded Mrsh
- Rain Gutters with Down Spouts (Elevation specific)
- Foundation Plaster

Included Features – Island 65's - SINGLE FAMILY

- Dual-Pane Low E Vinyl Windows (Artisan – White/ no Grids)
- Insulated Exterior Doors
- 8 Ft. Garage Doors

Energy Saving Features

- **ENERGY STAR 3.0**
- 95% + High-Efficiency Furnace
- 13 Seer Central Air
- Fully Ducted & Mastic Sealed HVAC
- **2 Furnaces Standard in 2 Story Homes**
- Re-circulating Hot Water System
- Pex Plumbing System
- Dual-Pane Low E Vinyl Windows
- Energy Efficient 50 Gallon Gas Water Heater
- Water Saving Plumbing Fixtures
- Blown-In Wall R-21 and Ceiling R-48 Insulation (Formaldehyde Free)
- Exterior House Wrap System

Peace of Mind / Above and Beyond

- Smoke Detectors in Every Bedroom (wired w/ battery back-up)
- Carbon Monoxide Detectors on Every Level (wired with battery backup)
- Exterior Weather Resistant GFCI Outlets (Two Standard)
- Anti-Siphon and Freeze Resistant Hose Bibs (Two Standard)
- 3/4 Tongue and Groove Sub Floor (Glued and Nailed)

- Engineered Floor Joists
- Pre-Drywall Appt With Your Personal Builder for Q & A
- Home Orientation and Walk Through Prior to Closing
- One Year Builder Warranty
- 2/10 Limited Structural Warranty
- Convenient 24-hour Emergency Service Phone Number

Smart Home Package

- 1 Google Home Controller
- 1 Nest Outside Camera
- 1 Nest HD Wifi Indoor Camera
- 1 Nest Learning Thermostat
- (2 Nest Learning Thermostats for 2 Story Homes)
- 2 Leviton Wireless Dimming Switches
- 1 Samsung SmartThings Hub

Recent Awards and Honors

- **2017 Quality Built “ Builder of the Year”**
- Voted **2010 Best of State** for Residential Construction!
- Best Interior Design (2013 Parade of Homes)
- Best of Category (2013 Parade of Homes)
- Winner - 2010 Quality Builders Warranty Corp. **“Builder of Integrity”** Award!
- Avid Ratings – 2009 Daybreak **Homeowner Satisfaction** Award Winner!

See your Sales Professional for more information.

* Features subject to change without notice at builders sole discretion.

Effective date 2/7/18