

# HOME FEATURES

## Exterior Features:

- James Hardie® Plank Fiber Cement Siding
- Masonry, per plan
- Fully Landscaped Plans
- 30-year GAF Timberline Architectural Asphalt Shingles with Ice and Water Shield at Eaves
- Brushed Concrete Walkways and Stoops
- Aluminum Gutters and Downspouts
- LP Smart Trim Soffits and Fascia
- Clopay® Steel Garage Doors, per plan
- Liftmaster® Garage door opener(s) and remote transmitter(s)
- Two Frost Proof Spigots, per plan
- Two Weatherproof Electrical Outlets
- Tyvek® House Wrap
- Insulated Steel Front Door with Sidelights, per plan
- Silverline by Anderson Single Hung Insulated, Glass, Low E, Vinyl Windows and Doors with Hardware, Grilles, and Screens, per plan
- Asphalt Driveway
- Ornamental Carriage Light at Street

## Laundry Room:

- Moen® Integra Chrome Faucet
- Mustee® #10 Drop-in Sink
- Thermafoil Cabinets, per plan
- Level 1 Granite Countertops with 3" Backsplash and Eased Edge
- Level 1 12"x12" Ceramic Floor Tile Laid Straight
- Laundry Station Hook-up and Gas Line for Dryer

## Utilities:

- 200 Amp Electrical Service, per plan
- Smoke Detectors Wired to Electrical System with Battery Back-up
- Carrier® 92% Efficiency Forced Air Gas Furnace
- Carrier® 13 Seer Central Air Conditioning
- Humidifier
- 50 Gallon Quick Recovery Gas-Fired Water Heater
- Customer Located Phone and Cable Jacks (2 each)
- Sump Pump
- Municipal Water and Sewer

## Interior Features:

- Deep Pour Basement, per plan
- 9' First Floor Ceilings
- Stained Balusters with Oak Handrails and Wood Spindles
- Two Coats Interior Paint up to Three Colors, White Closets/Ceilings
- 2 Panel Solid Core Masonite Interior Doors
- Painted MDF 3 ¼" Base and 2 ¼" Casing around all Interior Doors
- Drywall Wrap Windows with Sill and Apron
- Schlage® Satin Nickel Accent Lever Handles
- Doorbell/Chime
- 3 ¼" Site-Finished Red Oak Hardwood Flooring per plan First Floor Laid Straight
- Level 1 Carpet for Stairs and Second Floor
- Level 1 12"x12" Ceramic Floor Tile in Laundry, Mudroom, and All Baths Laid Straight
- Pine Box Stairs to basement
- White Wire Shelving in all Closets and Pantries, per plan
- \$2,000 Allowance towards Light Fixtures from Idlewood Electric
- Toggle Switches with Decora Option

## Kitchen:

- 42" Staggered Maple Cabinets
- Level 1 Granite with 4" Backsplash and Eased Edge
- \$6,000 Allowance Towards Appliances & Installation from ABT
- Kitchen Island, if applicable
- Undermount Stainless Steel Double Equal Bowl Sink
- Moen® Integra Pullout Sprayer Faucet in Brushed Nickel
- Badger® Garbage Disposal
- Waterline for Icemaker
- 3 ¼" Site-Finished Red Oak Hardwood Flooring Laid Straight

## Master Bathroom:

- Level 1 12"x12" Ceramic Floor Tile Laid Straight
- Comfort Height Maple Cabinets
- Level 1 Granite Countertops with 4" Backsplash and Eased Edge
- Shower with Level 1 12"x12" Ceramic Tile Surround and Poured Pan, 1/4" Clear Glass Door and Brushed Nickel Trim
- Moen® Brantford or Eva® 8" Spread Brushed Nickel Faucets
- Under-mount Sinks
- Sterling® Windham White Toilet
- Exhaust Fan
- Plate Glass Mirror

## Hall Bathroom:

- Level 1 12"x12" Ceramic Floor Tile Laid Straight
- Maple Cabinets
- Level 1 Granite Countertop with 3" Backsplash and Eased Edge
- Sterling® Performa White Tub and Fiberglass Surround
- Moen® Brantford or Eva 4" Spread Brushed Nickel Faucets
- Sterling® Windham White Toilet
- Exhaust Fan
- Plate Glass Mirrors

## Powder Room:

- Level 1 12"x12" Ceramic Floor Tile Laid Straight
- Comfort Height Maple Cabinets with White Under-Mount Sink(s), per plan
- Level 1 Granite Countertop with 4" Backsplash and Eased Edge
- Moen® Brantford or Eva 8" Spread Brushed Nickel Faucets
- Sterling® Windham White Toilet
- Exhaust Fan
- Plate Glass Mirrors