



Lot 6 Home Features

LIVING AREAS

- Vaulted ceilings in Great Room and Master
- 9' Ceilings in other areas
- Custom mahogany entry door with designer glass, sidelights and clerestory
- Double pocket doors with designer seeded glass for dining and den entry

MILLWORK

- Custom millwork packages – painted millwork throughout
- Full wood-wrapped windows
- Solid core interior paneled doors; fir-stained on main floor
- Custom wood mantel and stone surround for fireplace
- Built-in cabinets and shelving for sound / TV equipment
- Interior custom clerestories above Den and Dining doors

KITCHEN

- Double stainless steel sink with pullout faucet
- Commercial-grade stainless range, microwave/convection oven and beverage 'frig.
- Open to nook and Great Room
- Granite slab counters with full-height backsplash
- Under-cabinet lighting
- Full-height custom tile backsplash
- Custom cabinets with full extension hardware, soft closures on doors and drawers
- Double skylights in kitchen nook
- 35-bottle wine/beverage 'frig.

POWDER ROOM

- Wall-mounted faucet
- Designer glass and stone mosaic backsplash
- Custom-built raised vanity
- Glass vessel / sink
- "Comfort height" lavatory
- Designer lighting

Seller reserves the right to make changes to the fixtures and specifications, appliances and finishes to accommodate Seller's revisions made during final design and construction process, or to substitute materials or other items provided that the Home as constructed does not substantially differ from the plans provided, and that the appliances and finishes do not differ from those specified as to their overall function. Dimensions and measurements are based on architectural plans and are not considered final.

MASTER BATH

- Granite slab vanity top with two undermount sinks
- Tile with designer accents backsplash
- Framed mirror
- Porcelain tile bath floor
- Porcelain tile soaking tub
- Tub surround and shower enclosure with glass and stone designer mosaics
- Double shower head with hand-held
- Easy walk-in shower with custom glass door
- "Comfort-height" lavatory

GUEST / JACK 'N JILL BATH

- Steel tub with full height ceramic tile surround
- Slab granite vanity counter
- Designer tile backsplash
- Porcelain tile floor
- Double ceramic undermount sinks
- Wall-mounted faucets
- Glass shower/tub doors

UPPER / BONUS LEVEL

- Spacious media room
- Prewired for surround sound
- Large bedroom with walk-in closet
- Full bath
- Separate entry from main floor
- Vaulted ceilings

FLOORING

- Solid ¾" wide-plank oak flooring in hall, great room, kitchen
- Entry with designer tile and iridescent glass accents
- Upgraded carpet with 8 lb. pad
- Designer, textured carpet in den and dining

UTILITY ROOM

- Convenient, utility / mud room
- Utility sink
- Custom cabinetry
- Gas or electric-ready dryer hookups

WINDOWS

- Cascade vinyl windows with low-e glazing for energy efficiency and low maintenance
- Screens for all operable windows

HEATING AND GAS

- High-efficiency Carrier gas forced air furnace; variable speed
- Furnace ready for electronic filter
- High-capacity extra quiet vent fans in all bathrooms
- 50-gallon quick recovery gas water heater
- Gas fireplace in Great Room
- Exterior walls with R-21 insulation and attic areas with R-38 insulation
- Gas BBQ connectivity on covered back porch

EXTERIOR FEATURES

- Varnished pine soffits at entries and cantilevers
- Hardie Cedar Mill lap siding and wood trim around all windows
- 30-year premium shingle roof
- Custom designed cultured stone accents at garages, entry
- Large, level easy access entry
- Mahogany architectural door, sidelights, and clerestory
- Carriage-style light fixtures at garage doors
- Landscaping with full sprinkler system
- Four raised beds for vegetables, herbs, flowers; sprinkler system
- Wired for outdoor speakers

GARAGES

- Generous 3-car garage
- Carriage-style garage doors
- Fully insulated garage walls and doors
- Wired for generator
- Timer for exterior garage lighting

WARRANTY

- Your new home is warranted through the excellent 2-10 Home Buyers Warranty program
- See 2-10 Home Buyers literature for details

