

# DESIGNER FEATURES

## Exterior Features

- 8 foot solid wood mahogany or Fiber-Classic stained front door(s) with deadbolt
- Outdoor Living Area included
- Two car garage with carriage style doors and garage door opener with two remotes
- Owens Corning architectural roof shingles with 30 year manufacturer's limited warranty
- Queen brick and HardiPlank masonry siding with 30 year manufacturer's limited warranty
- DuPont Tyvek Energy Efficient Home Wrap
- Brick on front elevation and three sides, per plan and builder's specs
- Coach exterior lights per plan and builder's specs
- Front and rear weatherproof GFI outlets
- Professionally landscaped with sod and/or seeded yards
- Mailbox with wrought iron stand
- Gutters & downspouts on all eaves of home (per plan)
- Bronze or nickel doorbell
- Metal roofs on front elevation (per plan)
- Concrete patio(s), walks and driveway (per subdivision standards)

## Interior Features

- Pre-finished Level 2 hardwood flooring in entry, dining area, great/family room, morning/breakfast room, kitchen, and downstairs hallways (per plan)
- 9 foot ceilings on first floor (per plan)
- Vaulted ceilings (per plan)
- Oil rubbed bronze or brushed nickel door hardware
- Raised two panel cathedral style interior doors with 3 1/4 inch door trim downstairs, and 2 1/4 inch upstairs
- 8 foot interior doors downstairs
- 4 1/4 inch crown molding in entry, formal dining, and formal living/great room
- 4 1/4 inch base molding on first floor, and 3 1/4 inch on second floor
- Entry stairs with stained oak treads, back stairs carpet
- Wrought iron railing on stairs and balcony (per plan)
- Complete security system finished with keypad
- Pre-wired for 6 cable and/or phone outlets
- Level 2 designer lighting package in choice of oil rubbed bronze or satin nickel finish
- Stain-resistant carpet with high density pad in remaining areas
- 42 inch ventless fireplace with mantel, tile surround and gas logs
- Master closet with built-in wood closet shelving
- Secondary closets with durable ventilated shelving
- Arched openings (per plan)
- Smooth walls and ceilings throughout
- Rounded bullnose corners throughout
- Designer style painted or stained cabinets in laundry room with large crown
- Level 2 ceramic tile in laundry room

## Kitchen Features

- Stainless steel 36" Pro-Style Gas Range with six burners, quiet wash dishwasher with hidden electronic controls, built-in microwave and 1/2 horsepower disposal
- Designer style painted or stained cabinets with 42" flush height upper cabinets (where applicable), large crown, soft-closing hinges, and whisper glide drawers
- Custom built designer vent-a-hood
- Natural 3 cm granite countertops
- Oil rubbed bronze or satin nickel finish pull out faucet
- Stainless steel undermount sink

## Bath Features

- Free standing or drop-in tub with hydra-jets and tile surround in master bath (per plan)
- Raised height vanities with undermount sinks
- Pedestal sink in powder room (per plan)
- Natural 3 cm granite countertops in all baths
- Elongated white commodes in all baths
- Oil rubbed bronze or satin nickel plumbing fixtures
- Level 2 ceramic tile floors in all baths
- Seamless shower glass in master shower enclosure
- Shower seat (per plan)

## Customer Service

- 6 - hour complete Design Center appointment with personal Design Consultant to customize all interior & exterior selections (\$100 per exceeding hour)
- Personal Builder to walk you through each step of the process

## Energy Efficient Features

- LOW-E vinyl energy efficient double glazed windows with screens
- Energy efficient insulation package includes:
  - R-30 blown insulation in ceilings
  - R-13 wall rating
- 14-SEER central air conditioning system
- Pilotless gas central heating system
- 50 gallon gas hot water heater(s) (per plan)

## Chadwick Specific Features

- 10 ft Ceilings on first floor
- 9 ft Ceilings on second floor
- 7 1/2 inch pre-finished oak hardwood flooring in standard areas
- 8 ft interior doors upstairs and downstairs
- 5 1/4 inch crown in standard areas
- 5 1/4 inch base molding throughout
- 3 1/4 inch door trim upstairs
- 2 cm granite in laundry
- Wood shelving in pantry
- Oak treads on all back stairs
- 8 foot garage door
- Custom built shutters with hardware
- Round downspouts