



## Standard Features

### Exterior Design:

- Siding – Maintenance-free premium vinyl with shutters where applicable
- Roof – 30 year asphalt/fiberglass shingle, architectural design
- Windows – Low-E thermal tilt windows with integrated grills
- Insulated steel overhead garage doors w/openers
- 10x12 P.T. deck or patio; as site conditions allow.

### Interior Decor:

- Ceilings – 9' first floor and 8' second floor, smooth finish, painted white
- Walls – one coat flat wall paint, Benjamin Moore linen white, Decorators White, White Dove, or Graytinit throughout
- Woodwork – White semi-gloss paint, one color throughout
- Doors – Two panel molded, smooth finish, painted
- Flooring – 2 1/4 Red oak hardwood on the first floor and upstairs hall way. Tile Bathrooms and Laundry Room. Carpet Bedrooms.
- Closets – single level white wire shelving
- Pantry/Linen Closets – four level wire shelving where applicable
- Custom interior trim package – 3-1/2" Stafford casing for windows and doors, 5-1/4" base trim on the first floor 2-1/2" Colonial casing for windows and doors, 3-1/4" base trim on the second floor
- Shadow boxing and tray ceiling in dining room
- Staircase (2 story) – Oak treads and poplar risers with open rails
- Brushed nickel hardware & hinges; lever style hardware.
- Propane Gas Fireplace with marble surround and mantle from builder's selection

### Electrical:

- Electrical outlets and switches, per code
- 200 amp underground service, underground communications
- Lighting fixtures per builder's selection
- 6 communication outlets (Telephone and/or cable)
- Exhaust fan/light in bathrooms

### Heat and Hot Water:

- Gas fired forced warm air heat, 2-zone, A/C
- 50-gallon Gas Fired Hot Water Heater

### Landscaping:

- Paved Driveway and walkway
- Precast or poured concrete porch
- Yard to be raked, loamed and seeded
- Landscaping and Shrubs for the Front Elevation Only

### Utilities:

- City Water & Sewer\*
- Propane Gas
- Underground Electrical, Cable, & Phone Service

### Structural:

- Construction pursuant to local building code
- Foundation, basement floor, footings – poured concrete
- Insulation – R21 in the walls, R38 in the attic

### Bath and Plumbing Fixtures:

#### *Main and Master Bath*

- 5' Master Shower w. white subway tile walls & fiberglass base.
- Fiberglass tub/shower by Kohler - Main Bath
- Granite with under mount sinks- Master Bath
- Cultured marble with integrated sinks- Main Bath
- Kohler Fixtures

#### *Powder and Laundry Room*

- Pedestal sink by Kohler
- Elongated toilet by Kohler
- Kohler faucets
- Washer and dryer connections

#### *Kitchen and Appliances*

- Stainless steel, single bowl sink w/ disposer
- Kohler faucet with built-in spray
- Stainless Steel Dishwasher, Microwave, Range/Oven, and Refrigerator.

### Cabinets and Vanities

- Custom Designed Kitchen and Bathroom Cabinetry featuring dove-tail drawers, solid plywood construction, and crown molding, Color, wood, & profiles from builder's selection.
- Kitchen Countertops – Granite from builder's selection
- White subway tile backsplash - from builder's selection

\*Town Sewer Assessment Fee (\$6000) not included in purchase price  
Plans and Specifications are subject to change at the builder's discretion due to site conditions.