



Carriage Style Home Included Features



INTERIOR

- Lennox Merit Gas Fireplace with Tile Surround and Painted Mantle with Pilasters
- Stairs with Oak Hand Railing with Painted Spindles (Per Plan)
- 9 ft. First Floor Ceiling (Per Plan)
- 6 Panel Masonite Doors with Satin Nickel Lever Handles
- Andersen Sliding Glass Door (Grills Extra Before Ordering) (Per Plan)
- Sherwin Williams ProMar 400 Paint with Semi Gloss Trim in Dover White
- 3/4" Prefinished Shaw Hardwood Flooring in Foyer and Dining Room
- 5/4" Baseboard on First & Second Floors (Per Plan)
- Slide Wire Shelving in All Bedroom Closets
- Wall-to-Wall Carpet with 8 lb. Pad (Choice of any two standard colors)
- Traditional Lighting Package from our Sea Gull Lighting Showroom
- Professional Interior Design Service in our 4,000 Sq. Ft. Design Center
- Mannington Vinyl Flooring in Laundry Room
- Crown Moulding and Chair Rail in Dining Room

KITCHEN

- Kraftmaid Maple or Oak Raised Panel Cabinets (Standard Layout)
- Granite Kitchen Countertops
- 3/4" Prefinished Shaw Hardwood Flooring
- Single Bowl Stainless Steel Sink
- Kohler CoraLais Pull Out Faucet - White or Chrome
- Stainless Steel GE Appliances (Range, DW, Micro)
- Garbage Disposal - 1/2 HP Continuous Feed
- Water Line for Future Refrigerator
- Professional Cabinetry Design Service in Our Design Center
- Subway Tilt Backsplash

BATH

- Kraftmaid Maple Raised Panel Vanities - (Master Layout)
- Kraftmaid Oak Raised Panel Vanities - (Main Bath)
- Ceramic Tile Floors in All Baths
- Fiberglass One Piece Shower or Tub Units in Full Baths
- 5ft Soaking Tub in Master Bath (per plan)
- Chrome Shower Door in Master Bath with Clear Glass
- Kohler Wellworth Pedestal Sink in Half Bath
- Kohler CoraLais Faucet in all baths
- Kohler Wellworth Toilets in all baths
- Mirrors Over All Bathroom Sinks
- Cultured Marble w/One Piece Vanity Top in all baths

CONSTRUCTION

- Full Basement Under Living Area with Egress Window
- Poured Concrete Foundation (7"10" from Footing) with Steel Reinforced Rods
- Poured Concrete Floor with Expansion Joint in Garage & Basement
- Trus Joist Silent Engineered Floor System
- 2"x6" Exterior Walls with House Wrap & R-21 Insulation
- 3/4" Tongue & Groove OSB Sub-floor, Screwed & Glued
- R-38 Insulated Ceilings
- Basement Walls Insulated with R-11 Blanket Wrap
- Two Basement Windows with Screens
- Interior and Exterior Footing Drains
- Sump Pump or Gravity System (Per Lot)
- Painted Stairwall to Basement
- Energy Efficient - Saving 30% on Energy Bills

EXTERIOR

- Andersen™ Silverline Windows
 - Tilt Wash w/ Screens
 - Grills Between Glass
- Lifetime Warranty Owens Corning Durations Roof Shingles
 - Onyx Black
 - Ridge Vent

- Two Carriage Style 9'x7' Overhead Garage Door

Maintenance Free Exterior Includes:

- Mastic Vinyl Siding
- Aluminum Soffits
- Raised Panel Shutters on Front (Per Plan)
- Satin Nickel Lever Handle on Front Door with Dead Bolt and Satin Nickel Kick Plate
- Thermo-Tru™ Smooth Star Fiberglass Six Panel Exterior Door with Sidelights (Per Plan)
- Landscape Package*
 - Lawn Seeded Front, Side and 25 Ft. in Rear*
 - Concrete Walkway
 - Tree & Shrub Package
- Exterior Lighting and Post Lamp included in lighting package from Seagull Lighting
- Basecoat Black Top Driveway to Street - 2 Car Widths*

MECHANICAL SYSTEMS

- Lennox Gas Forced Hot Air Furnace, 95% Energy Efficient Direct Vent with a Programmable Thermostat
- Amana Central Air Conditioning - 13 SEER
- 50 Gallon High Energy Efficient Hot Water Heater-Direct Vent
- 200 Amp Electrical Service
- Home Security System
- Two CAT5 Phone Jacks
- Two RG6 Cable TV Jacks
- Smoke Detectors in Bedrooms & One in each Floor Hallway
- Carbon Monoxide Detector
- Two Outside Electrical GFI Outlets
- Two Outside Hose Bibs
- Town Water & Sewer
- Underground Utilities

Builder reserves the right to make substitutions. All prices are for standard elevations. Prices subject to change without notice. This version supersedes all previous price lists. This information deemed reliable but not guaranteed as of 05/20/18.