

Exterior Features

- Exterior Walls: nominal 2 x 6, with continuous plywood or OSB attached.
- Post tension slab: home, porches and garage
- Dual Pane Windows
- Covered Patio – ceilings - drywall and painted
- High Quality Acrylic Paint, Five, 3 color exterior paint combinations
- River Sand Finish Stucco
- Pad Grading/Compaction allowance \$2,700
- Electrical underground allowance \$4,000
- Asphalt architectural shingles
- BASF Open Cell Polyurethane Spray Foam Insulation -home exterior walls and under roof
- Tightly sealed air ducts and Tyvek house wrap to minimize air infiltration.

Interior Features

- 8-Foot Stain Grade Fiberglass Front Door
- 8-Foot Hollow Core 2 Panel Square Interior Doors – Black or Satin Nickel Lever Hardware
- American Standard HVAC System
- Drywall Hand Textured with Round Corners
- Kerf Jams or Baseboards
- Porcelain Floor Tiles at: Entry, Kitchen, Breakfast Nook, Guest Baths, Owner's Suite Bath and Laundry
- Stain Master Carpet included in Bedrooms
- 3-CM Granite Vanities with Under Mount Sink in all Baths
- 8" center Vanity Faucets
- Choice of 1 of 5 Sherwin Williams Colors
- Spacious Laundry Room
- Panasonic Whisper Comfort ceiling ERV
- Ceiling Fan Pre-Wiring at Master Suite, Family Room and all Bedrooms
- 2 or 3 Car Garage & Automatic Door openers
- Deako Simple Switches throughout home

Technology to Automate your Home

- [Deako Smart Lighting Switch package](#)
- Conduit backbone for locating WAP wireless network on opposite ends of home
- Nest Thermostats
- Smart Home Network hub
- Great Room wired for (5) Speaker Surround Sound
- Category 5 Pre-wire (2) Telephone, (4) Cable, TV, and 2 USB Outlets

Kitchen

- 3 CM Natural Slab Granite Counter Tops
- Under Mount Stainless Steel Sink
- Cabinets include 4 roll out shelves in Kitchen, 42-inch Uppers, Crown Molding. [Upgraded to Soft Close. Upgrade to Aspect Cabinetry](#)
- Samsung. Whirlpool Stainless Steel Appliance or equivalent + Microwave, Range and Dishwasher. [Upgrade to KitchenAid or LG Appliances.](#)
- Full Height framed Pantry in most floor plans

Elegant Master Suite

- Porcelain Tile Shower Surround and Floor
- Free Standing Tub in some floor plans
- 3- CM Granite Vanity Tops w/Under-Mount Sink
- Single Lever Faucets
- Full length Vanity Mirror (s)
- Walk-In Closet

Optional Energy Saving Upgrade

- Mini Split HVAC-System
- 55-gallon Hybrid Electric Water Heater
- Bluetooth activated Hot Water recirculation
- Solar, 8, 12, 20 or 24 Array
- BASF Foam – Garage Roof Deck & Walls

Optional Features

- Knotty Alder interior doors
- Extended a room or Patio
- Courtyard and Landscaping Package with Automatic Drip Irrigation System and Timer and Front and Back Yard Block Wall
- Exterior Stone Veneer
- Metal or Concrete Tile Roofing
- Grand Scale Great Room Patio Doors
- Soft Water Loop: whole house water filtration, soft water conditioner and UV Filter
- Acoustic Great Room entertainment wall
- Fireplace(s)
- Upgraded Flooring, Plumbing Fixtures, Lighting, Gourmet Appliances, Cabinets, Countertop, Closets, and Interior Doors
- Insulated Garage Doors
- Epoxy Floor in Garage
- Rain gutters
- T1-11 or T&G patio ceilings:
- Ceiling Height Increase – Pitch roof - 10' to 11 feet or 10 to 12 feet. Flat Roof average of 9 and 11 feet to average of 10 to 12 feet