



## INCLUDED AMENITIES

### EXTERIOR DESIGN FEATURES

- Fully landscaped grounds
- Choice of architectural exterior design
- James Hardie Cement board siding, stucco, brick, and stone exteriors, per plan
- Architectural-style shingle roofing
- Clad wood windows
- Composite rear deck
- Outdoor gas line for BBQ

### INTERIOR LIVING AREAS

- Clad wood windows with Low E glass and fully cased interior
- Fireplace with 12"-x-12" marble tile surround
- Brookhaven custom cabinetry by Woodmode
- Custom oak staircase to second floor with oak railings
- Solid-core interior doors in a variety of styles, painted white, with 5-1/4" baseboard and 3-1/2" casing
- Schlage Addison grip entry handle and Accent lever interior lever hardware in satin nickel
- Site-finished oak wood floors throughout main first floor living areas, excluding bedrooms, full baths, owner's entry, and laundry room, per plan
- Porcelain tile in master bath
- Ceramic tile floors in the secondary baths, laundry room, and garage entry, per plan
- Wall-to-wall carpeting in a choice of type and colors in other areas
- Spacious clothes and guest closets with laminate shelving in master bedroom and vinyl-clad shelving in other closets
- Custom organizational shelving in owner's entry, per plan
- Crown molding in dining room or office, per plan
- Ten structured wiring pulls with telephone and video distribution module
- Architectural ceilings in master bedroom, per plan
- Lighting allowance

### KITCHEN

- Granite countertops (3cm with 4" high backsplash) in a selection of colors
- Brookhaven custom cabinetry by Woodmode, 42" uppers
- Site-finished oak wood floors in kitchen
- Kohler stainless steel under-mount double bowl sink
- Kohler Simplice faucet in stainless steel
- 1/2-horsepower garbage disposal
- Kitchen Aid built-in appliances in stainless steel
  - 42" side-by-side refrigerator
  - Double oven with convection
  - 36" gas cooktop
  - 600 CFM chimney-style exhaust hood
  - Microwave oven
  - Multi-cycle dishwasher

### MASTER BATH

- Custom tile shower base with seat, per plan
- Frameless shower door
- Kohler Memoirs polished chrome faucets
- Toto water closet with elongated bowl
- Brookhaven custom cabinetry by Woodmode
- Granite top with under-mount bowl
- Porcelain floor and wall tiles
- Full mirror wall above vanity, per plan

### SECONDARY BATH(S)

- 5' Kohler Villager tub, per plan
- Kohler Forte polished chrome faucets
- Kohler water closet with elongated bowl
- Brookhaven custom cabinetry by Woodmode
- Granite top with under-mount bowl
- Ceramic wall and floor tiles
- Full mirror wall above vanity, per plan

### POWDER ROOM, PER PLAN

- Kohler Memoirs Stately pedestal sink
- Kohler Memoirs water closet with elongated bowl
- Kohler Memoirs polished chrome vanity faucet
- Site-finished oak wood floors

### LAUNDRY ROOM

- Gas dryer valve and vent ready for your dryer installation
- Built-in grey box ready for your washer installation
- 12"-x-12" ceramic floor tiles
- Mustee drop-in laundry tub and Kohler faucet with Brookhaven sink base and granite top

### MECHANICALS AND UTILITIES

- Individual water shut-off valves at sinks and water closets
- Dual-zone HVAC system
- Gas-fired, high efficient furnace with electronic ignition and automatic flue damper
- Humidifier
- Programmable thermostat
- 13 SEER central air conditioning
- 75-gallon power vent hot water heater
- Two frost-proof hose bibs
- 400-amp electrical service, per plan
- Decora-style switches and outlets

### ENERGY CONSERVATION, HIGH LEVEL CONSTRUCTION AND SAFETY FEATURES

- Low E glass, thermo-insulated clad wood windows with screens
- High efficient gas forced air heating system
- 13 SEER-rated A/C condenser
- R-49 attic insulation
- R-21 exterior wall insulation in 2-x-6 exterior wall
- Energy Star-rated refrigerator and dishwasher
- Smoke detectors connected directly to electric power source
- Interior fire sprinkler system
- Passive radon system
- 75% efficient light bulbs
- Composite rear deck

In a continuous effort to improve our product, developer reserves the right to change specifications, equipment, features, dimensions, price or plans without notice. All dimensions shown are approximate.