



## QUALITY CONSTRUCTION AND LUXURY EXTERIOR

- Poured concrete foundation walls with reinforced concrete footings
- 4" concrete slab with fiber mesh in ground level and garage
- 2" x 4" exterior and garage wall construction with 16" on center framing
- 9' ceilings throughout Ground Floor
- 9' ceilings throughout First Floor
- 8' ceilings throughout Second Floor
- PlyteX breathable, water resistant barrier
- DOW Styrofoam sill seal and pressure treated sill plate for floor deck framing
- Engineered floor, wall, and roof structural systems
- Aluminum storm gutters and leaders
- 100-amp electrical service
- Concrete front walkway
- 8' x 12' composite deck

## ENERGY EFFICIENT

- High quality, faced fiberglass batt insulation R-30 in ceiling areas of heated space, R-13 fiberglass with vapor barrier in exterior walls
- Roof felt, Ice and Water shield, aluminum drip edge, aluminum flashing, Timberline Shadow Accent roof shingles with 30 year warranty
- Two zone natural gas, forced warm air heating system with humidifier, central air conditioning and two digital thermostatic controls
- 50 gallon, energy-efficient gas hot water heater
- Pella Impervia double hung, tilt in windows with screens
- Pella Sliding Glass Door

- Pella fiberglass, insulated main entrance door with thermal break threshold applied and glass sidelites with a Emtek handle set and deadbolt
- Garage overhead door is Clopay Coachman Series: insulated metal, vinyl coated, factory painted white with Liftmaster opener with keyless entry and two operators
- Frost-free faucet in Garage

## LUXURY INTERIORS

- Shaw carpeting in Ground Floor Family Room – color selections available
- Ceramic tile flooring in Master Bath, Second Bath and Ground Floor Foyer – Tile Allowance \$3000 including materials and tax – color selections available at Tile America
- Hardwood flooring, 2 1/4" #1 Common, 3 coats of satin polyurethane in Entrance Foyer, Dining, Living, Kitchen, Powder Room, Second Floor Foyer, Master and Second Bedrooms.
- Master Bedroom suite with two walk-in closets includes custom closet systems
- Custom shelving system in Kitchen Pantry
- Custom closet system in Second Bedroom Closet
- Interior doors are 1 3/8" Solid Core Masonite two panel Roman Arch style painted Benjamin Moore Linen White Semi-gloss latex
- Windsor Trim package: Ground Floor and First Floor include 3 1/2" Windsor door and window trim, 7 3/8" colonial design baseboard with shoe molding, 7 1/4" custom crown molding. Second Floor Bedrooms include 3 1/2" Windsor door and window trim, 7 1/4" baseboard with shoe molding, 5 1/4" custom crown molding. All trim painted with Benjamin Moore Linen White semi gloss latex, all walls and ceilings painted with Benjamin Moore Linen White flat latex
- Tray ceiling in Master Bedroom with crown molding
- Gas Fireplace with custom mantel and marble surround.
- Oak railing, open stair, oak treads, pine risers and stringers, recessed newel post at entrance

## LUXURY KITCHEN

- Wolf ® gas range
- Sub Zero ® refrigerator
- Custom cabinetry – finish selections available
- Granite countertops with an eased edge and 4” backsplash – color selections available
- Hardware selections available for cabinet doors and drawers
- Kohler ® Undertone single bowl under-mount stainless steel Kitchen sink
- Kohler ® Forte vibrant stainless single lever faucet with spray
- Hardwood flooring
- Custom shelving system in Pantry

## EXQUISITE BATHS

- Custom Cabinetry in Master and Second Bath– finish selections available
- Marble or Granite countertops in Master Bath and Second Bath from selections available
- Hardware selections available for cabinet doors and drawers
- Kohler ® Caxton white oval vanity under-mount sinks in Master Bath and Second Bath
- Kohler ® Wellworth toilet in Master and Second Bath
- Kohler ® Devonshire brushed chrome sink and shower trim in Master Bath
- Kohler ® Forte brushed chrome sink, shower and tub trim in Second Bath
- Kohler Mendota ® white cast iron tub with safeguard finish and tile surround in Second Bath – tile color selections available
- Kohler Portrait ® pedestal sink in Powder Room
- Kohler Portrait ® white elongated toilet in Powder Room

- Kohler Finial ® brushed nickel sink trim in Powder Room
- Allowance for decorative mirrors \$800.00

#### ELECTRIC

- Structured wiring includes cable television accessibility in Bedrooms, Living Room and Ground Floor Family Room and telephone accessibility in all Bedrooms, Kitchen and Ground Floor Family Room
- Recessed lights in the Kitchen
- Exhaust fans in all Bathrooms
- Door Bell with chime in the Entrance Foyer
- Allowance for light fixtures and master bedroom fan \$2,400

#### APPLIANCES

- Sub Zero B130U/O refrigerator with bottom freezer
- Wolf R366LP gas range
- Asko 3232XLFI dishwasher
- Sharp KB6024MS microwave drawer