

# STANDARD INCLUSION Package



## KITCHEN

42" MasterCraft Heritage cabinets, Group 4, in a variety of beautiful finishes  
Granite countertops in Kitchen and all bathrooms  
Stainless electric range and over-the-range microwave  
Walk-in pantry per plan  
Oversized center island per plan  
Recessed can lighting in Kitchen  
Gourmet stainless sink – double bowl, chrome finish hardware  
Pre-plumbed water line in box for refrigerator in Kitchen  
Rugged garbage disposal 1/3 hp

## MASTER BED and BATH

Ceiling fan installed in Master or Great Room  
Tile backsplash and accent in Master Bath  
Oversize luxury soaking tub per plan  
Tile tub and shower wall surrounds in all bathrooms  
Large walk-in master shower has clear glass door, chrome trim and seat per plan  
Walk-in closet with custom ¾" painted super-shelving in Master Bedroom  
Private water closets feature water-saver toilets, 1.6 gallon, white

12x12 or similar quality floor tile in Master Bath  
Elegant vaulted ceiling in bedrooms per plan  
Dual sinks with single mirrors

## INTERIOR

Gorgeous hardwood flooring in Entry, Kitchen, Hallways and Mud Room  
36" gas fireplace with tile frame  
Two upper cabinets in Laundry Room  
Basement Bathroom rough-in plumbing  
Plush carpet on main and upper level floors  
Spacious 8' 10" ceilings in full basement (unfinished)  
Durable semi-gloss paint on trim, casings, baseboards and interior doors  
Laundry room conveniently accessible from Master and hall per plan  
Carbon monoxide sensors and hardwired fire alarms

Tile flooring in Laundry Room  
12x12 or similar quality floor tile in Hall Bath  
Accent style, satin nickel door handles

## EXTERIOR

8' fiberglass, insulated 6-panel front door  
Garage door opener installed  
Oversized 5x5 daylight windows in basement with steel window wells  
Front yard landscaping and sprinkler system  
Exterior Latex Paint in designer color packages  
Classic front porch provides beautiful curb appeal  
Coach lights with photo eye  
Driveway runs full width of the garage door;  
Painted, 16' x 7' paneled metal garage door  
Digital Setback Thermostat  
Exterior hose bib, 1 either front or back  
Cat-5 and RG-6 wiring for internet, phone and cable

## QUALITY CONSTRUCTION AND ENERGY SAVING FEATURES

3.0 Ton Air Conditioner  
92% Energy efficient furnace  
Enhanced performance direct vent water heater  
High impact, 110 mph rated dimensional shingles  
Double pane, Low-E vinyl windows  
Pre-plumbed radon mitigation vent through roof  
Water saver 1.6 gallon white toilets  
2x6 Exterior walls, 16" O/C 7/16" OSB Sheathing;  
Exterior sheathed completely with pre-primed, textured, hardboard siding with seamless gutters  
Professionally engineered foundations with balanced footings based on soil reports for each property  
Perimeter drainage into sump pit with window well drains and tie-in to neighborhood underdrain system (flood prevention)  
Doors, windows and penetrations fully foamed and insulation ratings meet or exceed green guidelines