

GOLD INCLUSIONS Package



KITCHEN

- Gas line run to Kitchen
- Stainless GAS range and over-the-range microwave
- Basic knobs on all cabinets
- Full extension, dovetail drawers on all cabinets
- Beautiful tile backsplash, full height from countertops to cabinets
- 42" MasterCraft Heritage cabinets, Group 4, in a variety of beautiful finishes
- Granite countertops in Kitchen and all bathrooms
- Walk-in pantry per plan
- Recessed can lighting in Kitchen
- Pre-plumbed water line in box for refrigerator in Kitchen
- Oversized center island per plan
- Gourmet stainless double bowl sink
- Rugged garbage disposal 1/3 hp

MASTER BED and BATH

- Ceiling fan installed in Master
- 12x24 or similar quality floor tile in Master Bath
- 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
- Elegant vaulted ceiling in bedrooms per plan
- Dual sinks with single mirrors

INTERIOR

- Gorgeous hardwood flooring in Entry, Kitchen, Hallways and Mud Room
- Gorgeous hardwood flooring in Dining Room
- Trim/doors painted semi-gloss white; handrails, wall caps are stained
- Gorgeous hardwood flooring in Great Room
- 36" gas fireplace with tile surround to the mantle
- Ceiling fan installed in Great Room
- 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
- Tile flooring in Laundry Room
- 12x12 or similar quality floor tile in Hall Bath
- Accent style, satin nickel door handles
- Carbon monoxide sensors and hardwired fire alarms

EXTERIOR

- Beautiful exterior stone detail on front of house
- Extended back patio slab, approximately 10'x16' as plan allows
- Expansive clerestory windows as plan allows
- Railing around classic front porch
- 8' fiberglass, insulated 6-panel front door
- Exterior Latex Paint in designer color packages
- Coach lights with photo eye
- Painted, 16' x 7' paneled metal garage door
- Exterior hose bib, 1 either front or back per plan
- Oversized 5x5 daylight windows in basement; steel window wells
- Front yard landscaping and sprinkler system
- Cat-5 and RG-6 wiring for internet, phone and cable
- Garage door opener installed
- Driveway runs full width of the garage door;
- Digital Setback Thermostat

QUALITY CONSTRUCTION AND ENERGY SAVING FEATURES

- Enhanced performance direct vent 50 gallon water heater
- 3.0 Ton Air Conditioner
- High impact, 110 mph rated dimensional shingles
- Pre-plumbed radon mitigation vent through roof
- 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; 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
- 92% Energy efficient furnace
- Double pane, Low-E vinyl windows
- Water saver 1.6 gallon white toilets