

# INCLUDED FEATURES

## EXTERIOR FINISHES

- Synerlastic stucco with fine texture finish
- 50 year concrete flat tile roof
- Stucco eaves
- Rain Gutters
- Grey concrete with broom finish

## QUALITY CONSTRUCTION

- 2x4 construction, fully sheathed walls
- R-19 fiberglass batt
- R-38 blown fiberglass attic
- Termite Protection with 5 year guarantee

## SAFETY AND SOUND

- Full two hour fire rated party-wall
- Carbon monoxide detectors
- Party-wall STC rating of 60

## ELECTRICAL

- Prewired for ceiling fans in great room and bedrooms
- CAT5e and RJ-6 coax in great room and bedrooms
- Smart home media panel
- 220 AMP garage outlet
- Decora series light switches
- Fiber optics available

## PLUMBING

- Moen chrome bathroom fixtures
- Moen pullout kitchen faucet
- Two compartment, undermount stainless steel kitchen sink
- White rectangle undermount bathroom sinks
- Badger disposal 1/3 horsepower with air switch
- Fridge waterline for ice maker
- Pex plumbing supply lines
- 40 gallon electric water heater
- Elongated toilets

## HVAC

- Bryant 80% efficient natural gas furnace with 13 seer ac unit
- Programmable thermostat

## COUNTERTOPS

- 2cm white quartz countertops
- Dual master vanity

## FINISHING TOUCHES, CARPENTRY & HARDWARE

- 9' ceilings
- 5" baseboards
- Pantry, laundry, and walk-in closets with MDF shelving
- Single panel interior doors
- Brushed nickel interior door hardware

## WINDOWS AND DOORS

- Fiberglass front door
- Vinyl, Low-E windows

## PAINT

- Sherwin-Williams 2-tone paint—eggshell finish on walls and ceiling with semi gloss finish on doors and trim

## UPGRADED FLOORING

- 100% continuous filament nylon carpeting over 6 lb 7/16" pad
- Luxury Vinyl Plank flooring standard on main floor kitchen, dining and living, bathrooms and laundry.

## GARAGE

- 2 car garage
- 25 gauge 8' steel door
- Lift Master ½ hp with 2 remote openers
- Keypad

## APPLIANCES

- Whirlpool stainless steel microwave, dishwasher and gas range
- 220 AMP laundry dryer outlet

## CABINETRY

- Custom crafted cherry cabinets with choice of exterior stain
- 42" upper cabinets
- Upgraded slides/hinges and concealed hinges
- Crown molding