



CLASSIC

Included home features

Exterior

- 30-year architectural roof shingles (fiberglass) Main roof area
- Monolithic slab Foundation with polished finish
- High-Quality vinyl siding withstands up to 195mph winds
- Low maintenance aluminum fascia
- Ventilated vinyl soffit
- Gutters at front porch
- Fully landscaped front & side yard with centipede sod and programable irrigation with rain sensor
- Broom finished concrete driveway and flatwork 800 included sq. sf. total
- Insulated garage door with motor and 2-remotes
- weather proof electrical outlet at front and rear porch

Structural Framing

- ZIP System® structural wall system that streamlines weatherization with an integrated water – and – air resistive barrier
- AdvanTech® subflooring nailed and glued for a noise free superior strength subfloor that is moisture resistant
- 9-foot ceilings standard at first floor
- Synthetic roofing underlayment
- Termite treatment applied to first floor walls

Interior

- Engineered Hardwood or choice of luxury vinyl plank flooring at living and common areas at first floor
- High quality Mohawk carpet with 6 lb pad at bedrooms and upstairs common areas
- Smooth ceilings throughout
- Garage finished with drywall, paint and trim
- 5-1/4" baseboard molding
- 3-1/4" Door and window casing
- Trey ceiling in master with crown molding (per plan)
- Door hardware and hinges in brushed nickel finish
- Choice of interior wall paint color (Sherwin Williams flat), ceilings painted white, trim & doors painted with a durable semi-gloss in white
- Main water shutoff located in the garage

Energy Wise

- Radiant barrier sheathing at roof reflects heat in the summer and reduces cooling cost
- Low E windows throughout
- Trane 16-seer heat pumps with each floor on dedicated zone and programable thermostat
- LED lighting throughout
- Third Party energy rating and blower door test on each home
- R15 walls, R38 roof | ceiling blown-in insulation

Kitchen

- Granite countertops in kitchen (builder selections)
- Stainless steel undermount sink with pullout sprayer
- 36" cabinets (per plan)
- Crown molding (Cabinet)
- Choice of hardware (builders selections)
- Choice of stained or painted cabinetry
- Water box with ice maker line for fridge
- Garbage disposal
- Frigidaire stainless range, dishwasher and microwave oven
- LED sleek flushmount lighting (5 total)

Bathrooms

- Tile in all wet areas (builders selections, includes laundry)
- Cultured marble vanity tops with seamless sink bowl
- Moen plumbing fixtures in brushed nickel
- Bath hardware brushed nickel (towel bars & holders)
- Comfort height elongated toilets
- High quality fiberglass showers and tubs
- Site framed vanity mirror(s) in master bathroom

Warranty and quality assurance

- Orientation walk through approximately 2 weeks prior to closing
- Closing day walk through on closing day or day before
- 1-year builder warranty including workmanship and material defects
- 10-year structural warranty
- Appliances subject to manufacturers warranty

Note included features are subject to change without notice by builder or local jurisdiction building department. Included features confirmed at time of contract. Equal housing opportunity