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# STANDARD & OPTIONAL FEATURES

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## INTERIOR FEATURES

3 bedrooms  
1-1/2 baths  
Family Room  
Integral one-car garage  
Dining room with hanging brass fixture  
Semi-gloss paint on trim and six-panel  
Interior doors  
Designer light fixtures  
Smoke detectors on each floor  
(2) Pre-wires each for phone and cable  
Washer and dryer hook-ups (electric)  
Ventilated shelves in closet  
Round wood handrails  
Full-unfinished lower level  
Walls & ceilings painted with  
Builder's white paint  
Selection of wall-to-wall carpet  
Selection of no-wax vinyl in foyer and  
Powder room  
Lower level full-bath plumbing rough-in

## KITCHEN FEATURES

Gas range with filtered vent in  
standard white  
Dishwasher in standard white  
18 cu.ft. frost-free refrigerator in  
standard white  
Stainless steel single bowl sink  
Disposer  
Selection of designer cabinets  
Selection of self-edge laminate  
counter tops  
Selection of no-wax vinyl flooring

## BATH DETAILS

White cultured marble vanity top with  
single bowl  
Mirror over vanity  
Designer vanity cabinets to match  
kitchen cabinets  
Recessed side medicine cabinets with  
mirror front  
White bathtub with white ceramic  
surround and curtain rod  
Selection of no-wax vinyl flooring  
Chrome fixtures

## EXTERIOR FEATURES

Front stoop with roof  
Fully seeded yard  
Landscape package  
Private parking space for 1 car in front  
of garage  
Exterior hose bibs and electrical outlets  
in front & rear  
Low maintenance vinyl siding  
Fiberglass roof shingles  
Doorbell  
Drain tile system  
Brass interior and exterior door knobs  
Exterior lock deadbolts  
Concrete lead walks  
Public sidewalk  
Entry lights

## ENERGY SAVING FEATURES

Gas forced-air heating system  
Electric central air conditioning  
Superior Wall insulated foundation walls  
Double-glaze insulated windows and  
screens  
Embossed metal insulated front door  
with peep-hole  
Water saver shower heads, toilets, and  
faucets  
Attic and soffit ventilation system  
Doors and windows caulked and sealed  
Tyvek-like building wrap infiltration  
system  
Public water & sewer service  
40 gallon quick recovery gas hot water  
heater  
Underground utilities  
R-38 attic insulation  
R-19 Exterior framed walls insulation  
R-11 Exterior foundation walls insulation

## CUSTOM OPTIONAL FEATURES

### AT ADDITIONAL COST

Upgraded elevations with front porches  
Ceiling Outlet/switch for Buyer's electric  
garage door operator  
Direct vent gas fireplace in living room  
Finished lower level stairs and foyer  
4th bedroom and bath in lower level  
Owner's suite full bath  
Upgraded laminate hardwood flooring in  
foyer and kitchen  
Ceramic 4" x 4" tile floor in bathrooms  
Carpet upgrade  
Padding upgrade  
Microwave with ductless hood over  
range  
22 cu. ft. refrigerator  
Upgraded range and dishwasher  
Icemaker line and icemaker  
Security system package  
Additional telephone outlets  
Additional cable outlets  
Additional switches and outlets  
Additional ceiling lighting and fans  
Modified homes for mobility, hearing  
and sight impaired persons  
Standard tub with whirlpool jets  
Rear deck and stairs to grade

## OTHER SELECTED FEATURES

Visitable design  
Pre-selected elevations and exterior  
colors  
Commitment of Assurances &  
Warranties and Services  
Protective covenants  
Professionally managed and  
maintained common areas and  
community center  
10-year homeowners warranty (PBW)  
Manufacturers' limited warranties  
5-year termite control warranty  
Pre-settlement orientation and  
inspection  
60-day customer satisfaction inspection  
1-year satisfaction inspection



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