

LUXURY INCLUDED FEATURES:

EXTERIOR FEATURES

- Synthetic Stucco with Curved or Square Soffit and Large Traditional Address Block
- 25 Year Concrete Roof Tile System with Full Rain Gutter
- 8' Height Insulated Garage Door with Remote & Entry Keypad Openers
- 8' Height Fiberglass Stain Grade Entry Door
- Stone Veneer Accents (per Elevation)
- Full Landscaping with Automatic Sprinkler System Using Smart Irrigation Technology
- 5' Tall Concrete Block wall on 3 Sides of lot
- Coach Lights on Photo Cell, Satellite Prewire

INTERIOR FEATURES

- 10' Height Main Floor Ceilings with Vaults (per plan)
- Interior Finished Garage Includes 1 Tone Paint, Soft water Loop
- Two Tone Interior Paint, Luxurious Satin Finish with Semi-Gloss Wood Trim & Doors
- Flooring - Stain Resistant Carpet, Luxury Pad, 20" Tile in All Traffic & Wet Areas
- Laundry Room Cabinets above Washer/Dryer to Match Kitchen Cabinets
- Open and Functional Kitchen:
 - European Cabinets with Choice of Stained Knotty Alder or Painted Raised Panel Doors, 6" Crown Molding and Soft Close Doors & Drawers
 - Quartz or Granite Counter-top with Stainless Steel Under Mount Sink
 - High Arch Pull-out Kitchen Faucet & Waterline to Refrigerator
 - Appliances: Choice of Slate or Stainless Steel, Glass Top Electric or Gas Self Cleaning Standing Range, Tall Tub Dishwasher, and Microwave-Hood with Convection Oven (Gas & Electric Included @ Range)
- Luxurious Bathrooms:
 - Upgraded Plumbing Fixtures. Choose From 8 Moen Styles, with Matching Hardware
 - 36" High Vanities Throughout with Granite or Quartz Counter-tops
 - Elongated Comfort Height Toilets Throughout
 - Master Bath with Garden Tub, with Tile Tub and Shower Surrounds
 - Secondary Baths to Have Tile Tub & Shower Surrounds
- Rocker Arm Switches, Brushed Nickel/ORB Lighting Fixture Allowance which includes Ceiling Fans in All Bedrooms and Great Room. Choose From 2 Lighting Package Styles
- Recessed Can Lights in Kitchen and Great Room, Pendants Over Kitchen Island, 4' Long Light Fixtures in Garage
- Skip Trowel Drywall Texture w/Round or Square Corners
- 8' Interior Doors with Brushed Nickel/ORB Hardware, and Selection of 5" Base and 3" Case Wood Trim

PREFERRED LENDER INCENTIVE CHOICES

- French Door Refrigerator
- Security System Including Ext. Door Sensors, 1 Ext. Camera, Ring Type Doorbell Camera, Front Door Dead Bolt with Keypad, Glass Break & Motion sensors, Alarm.com Integration.
- Central Vacuum with Power Head & Accessories.

LUXURY INCLUDED FEATURES:

ENERGY EFFICIENT & WATER CONSERVATION PACKAGE

- 2X6 walls with R19 Batt Insulation, Combined with 1" Foam on outside creates R21 Wall Value.
- High Performance Conditioned Attic (HPCA) by Owens Corning with up to an R49 Value. Ducting and air handler in the attic are now surrounded by temperatures that match the house and the heat loss/gain is minimized.
- 2X4 Garage Walls with R13 Batts, combined with the 1" foam on outside creates R15 Wall Value. Garage Ceiling will receive R38 Blown in the attic and the Garage Door has an R8 Value.
- Low-E366 Coating (Highest Low-E Value) to be put on our Double Pane Vinyl Windows.
- Furnace to be a 95% Efficient Unit and the A/C Condenser to be a minimum 15 Seer Unit.
- HVAC System is Zoned and uses Honeywell Wi-Fi 9000 Color Touchscreen Thermostats.
- LED light Bulbs in all Light Fixtures and Recessed Can Lights.
- 50 Gallon Water Heater with Recirculation Pump for instant Hot Water
- Xeriscape landscaping with Drought Tolerant Plants & a Wi-Fi Irrigation Technology Clock.
- Smart Home Capability with Fiber Optic run to Smart Media Box.

OPTIONAL FEATURES TO BE BID PER PLAN

EXTERIOR UPGRADES

- Three Car Garage
- Additional Landscaping Features
- Additional Exterior Fencing or Block Wall
- Additional Concrete Flat Work
- Additional Stone Veneer Accents
- Patio Covers
- Extra Gas Lines
- 9' Garage Doors
- 8' Iron & Glass Entry Doors
- Court Yard with Stone Veneer Columns and Wrought Iron Railing with Expanded Concrete Porch

INTERIOR UPGRADES

- Central Vacuum
- Extra Recessed Can Lights
- Jetted Tub
- Gourmet Kitchen Including: Wall Oven, Built-In Microwave, Cook-top, and Hood
- 3-Tone Paint
- Smart Home Features Including: Automatic Lighting, Alarm, Cameras, Etc.
- Home Audio System with Surround Sound and Speakers Throughout
- Fireplace (3 Style Options)
- Laundry Room Sink and Base Cabinets
- Cabinet Upgrades including: Trash Container, Roll-outs, Cookie Sheet Organizer, etc.