

On Your Lot

- > These homes are predesigned and sold with a set of defined specifications. They are priced to be built on a flat lot with a crawlspace foundation. Since they can be built anywhere there are variable costs to be added to the price. Costs for the land, clearing, excavation, driveway, yard improvements, utilities, permitting and the like all must be estimated and added to the overall price of the project. Call for a free consultation.

Exterior

- > Brick, stone, cement siding per elevation
- > 30 Year architectural shingles
- > Front and rear covered porches on all plans
- > Tongue and groove wood plank ceilings on porch areas; stained or painted
- > Broom finished concrete porch floors with brick coping
- > Garage door openers with WIFI App control
- > Limestone chip driveway and sidewalk
- > Professionally designed landscaping in front yard
- > Gutters with piped drains to emitters
- > Sod in front and side yards
- > Wood front door, stained or painted
- > Window grids on front with clear windows on sides and rear
- > Energy Efficient Low E Glass on Windows
- > Low Maintenance Vinyl Fascia and Soffit
- > Mailbox per community standards

Custom Home Experience

- > Interior designer to aid in selection process
- > Showroom visits for expansive product offerings in all categories
- > Plan design changes available to customize plan and details to your preference
- > 1 Year Warranty with Customer walk through after 3 months and 12 months

Design Features

- > Master suite on first floor
- > Guest suite on first floor
- > Oversize covered porch
- > Deeper garage bays
- > Oversize Family ready room
- > Dual refrigerator hookups
- > Laundry chutes
- > Automated home technology
- > All bedrooms have separate bath

Interior

- > 5" Hardwood floors in Foyer, Study, Powder Family Room, Kitchen, Dining Room
- > Hardwood Stairs
- > Carpet on second floor and all bedrooms with 6 pound pad
- > Oversized Ceramic tile floors in all baths and laundry room
- > Oversized Ceramic tile showers and tub surrounds
- > Baseboards; 8" first floor, 6" second floor
- > 4" Window and door casings
- > 5" Cove Crown molding selected rooms 1st floor
- > 8' Doors on first floor
- > Solid Core interior doors with choice of design
- > Wood shelving in all closets and pantry
- > Tray ceiling in Master Bedroom
- > Coffered ceiling in Study per plan
- > Beams and vaults in Family Room per plan
- > Accent trim wall in Dining or Study
- > Stained Oak handrails with square painted wood balusters
- > Stacked Stone fireplace surround with raised hearth and cedar slab mantle
- > 42" Sealed direct vent gas fireplace
- > Sherwin Williams paint with white trim and ceilings
- > Satin Nickel Lever door hardware

Kitchen

- > Maple cabinets with 42" upper cabinets and decorative wood hood over cook top
- > Soft close drawers and doors throughout
- > Choice of painted and stained finishes
- > Blanco undermount sink
- > Delta designer faucet with pull out sprayer
- > Oversize kitchen island with seating
- > Stainless Steel Appliances by Whirlpool
36" Gas Cook top, Double Ovens, Built in Microwave and Dishwasher
- > Granite counter tops with choice of color
- > Stylish tile back splash over counter
- > Recessed can lights with pendants over island
- > Water line installed for ice maker

Laundry - 'Family Ready Room'

- > Upper and lower maple cabinets with choice of painted or stained finishes
- > Drop zone with bench, hanging space and cubbies to organize gear for family
- > Laundry chute installed per plan
- > Designed to accommodate second refrigerator with water line installed for ice maker
- > Granite counter tops with choice of colors
- > Under mount built in utility sink and faucet
- > Hanging rod installed over sink

Baths and Electrical

- > Sterling tubs and Delta designer faucets in secondary baths
- > Maple cabinets with choice of painted and stained finishes
- > Granite counter tops with choice of colors
- > Square or round undermount sinks
- > Pedestal sink in powder room with tilt mount mirror
- > \$3,500 Allowance for all fans and decorative light fixtures
- > Fan prewires in Master Bedroom, Family Room, Bonus Room and Rear Porch
- > Ceiling light prewires in all secondary bedrooms
- > Elongated comfort height toilets in all baths

Master Bath

- > Oversize tile shower with seat and niche
- > Freestanding bath tub w hand sprayer
- > Frameless glass shower surround
- > Maple cabinets with choice of painted and stained finishes
- > Granite counter tops with choice of colors
- > Square or round undermount sinks
- > Delta designer wide spread faucets
- > Framed mirrors over master vanities

Home Technology

- > Security System w 3 Months of Monitoring
Touchscreen main control panel
Motion sensor and exterior door contacts
- > WI-FI Technology and Networking
Wireless Access Point, Central panel, and 4 dual port TV outlets (cable/ethernet)
- > Smartphone App Control
Garage Door, Front doorbell, Security, 3 Lights and Thermostats

Solid Construction Practices

- > Conditioned crawl space foundation
- > Engineered i-Joists
- > 3/4" Premium OSB sub floor, screwed/glued
- > LP Techshield radiant barrier roof sheathing
- > Full OSB Sheathing on exterior walls with housewrap
- > Tankless gas water heater
- > Two weather proof outlets and two hosebibs
- > Separate HVAC system per floor
- > 14 SEER Electric cooling and gas heat
- > Foam insulaton on foundation walls, R38 in attic, R13 in 2x4 walls, R19 in 2x6 walls and R30 on vaults
- > 225 Amp Electric Service
- > Recessed dryer wall vent box
- > Interior fire sprinklers
- > Underground utilities
- > Water shut off valve inside house