



## STANDARD FEATURES

### COMMUNITY AMMENITIES

Homeowner Association  
Swimming Pool  
Underground Utilities  
Architectural Mailboxes

### ENERGY

13 SEER HVAC Units  
R-30 Blown Ceiling Insulation  
R-19 Vaulted Ceiling Insulation  
R-13 Frame Wall Insulation

### EXTERIOR

Insulated Low E Dual Pane Windows w/ easy clean tilt/screens  
Cement Siding w/Stone Accents  
Porch Ceiling Finished w/Bead Board  
Designer Selected Exterior Lighting  
Seamless Aluminum pre-finished Gutters  
Concrete Patio (12 x 14) (per plan)  
Water Faucets w/shut off valves  
Sodded Yards w/Irrigation  
Weatherproof Electrical Outlets (front, side, & rear patio)  
3 Tab Shingles w/ 20 Year Warranty  
Steel Reinforced Poured Concrete Foundations  
Finished, Trimmed, & Painted 2 Garage w/Opener  
Front & Rear Deadbolts Locks

Roof & Soffit Ventilation System  
Rapid Recurring 50 Gallon Electric  
Water Heater  
Exterior Sheathing System  
Insulated High Efficiency Front/Rear Doors  
All Houses Wrapped & Sealed  
Crown Molding w/8' Freizeboard Soffit  
Carriage Style Garage Doors w/opener  
Jackson EMC Right Choice Certified

### INTERIOR

9 Foot Smooth Ceilings First Floor  
8 Foot Smooth Ceilings Second  
Advantech Floor Decking  
Tray in Master Bedroom (per plan)  
Vinyl Self Flashing Windows  
Engineered Prefabricated Stair System  
Crown Molding Main Floor & Master Bedroom

Elongated Toilets  
Prewired for Telephon  
5 ¼ Speed Based Mc  
Crown Molding & Sh  
42" Wood Burning Fir  
Cultured Marble Var  
Ventilated Shelving in Closets & Pantry  
Statin Nickel Lighting Package & Hardware  
Complete Fan/Light Kit in Master Bedroom & Family Room  
Pull Down Attic Stairs (per plan)  
Pre-wired/Braced for Ceiling Fans in Secondary Bedrooms  
Pre-wired for Cable in Family Room & Master (Media Room per plan)  
Pedestal Sink in powder room w/ decorative mirror  
Shaw Carpet w/ Stain Guard & 6 lb Pad  
Colonial handrail pkg w/stained newel post & oak railing with iron spindles (first floor plan)  
Garden tub in Master w/ separate shower (per plan)  
Mirrors above all vanity tops, & exhaust fans  
Washer/Dryer Hookups w/ dryer vent to exterior  
Full Security System w/ key pad  
Smoke Detectors in all bedrooms & hallways (per code)  
Carbon Monoxide Detectors (per code)  
GFI Outlets in Kitchen, Bath rooms, & Garage

## **KITCHEN**

Stainless Steel Double Bowl Sink  
Garbage Disposal  
Whirlpool Std Black Free Standing Range, Black Dishwasher, & Dishwasher  
Laminate Kitchen Countertops  
Waterline for icemaker  
Single Lever Faucet & Vegetable Sprayer

**Subject to errors, omissions and changes without notice. All is believed to be accurate, but is not warranted.**