

Estate Collection Designer Features

CURB APPEAL

- Multiple architectural design choices
- 3 car garages
- Decorative landscaping allowance of \$5,000
- Bermuda sod allowance for standard home site of \$7,000
- 12 zone sprinkler system
- Exterior wood shutters per plan
- Meridian brick exterior on all sides of home per elevation
- Concrete sidewalk to front door
- Owens Corning Oakridge Lifetime Shingle
- Wrought iron mailbox
- Garage door openers
- Solid 8 ft wood bungalow style front door
- Chimed doorbell
- Carriage style steel garage doors with windows
- Choice of decorative front porch columns
- Wooded home sites
- \$3,000 stone exterior allowance
- \$3,000 Driveway extension

OUTDOOR LIVING

- 2 outside faucets
- Exposed rafters on front of home or guttering over entry areas
- Gas grill connection on back patio
- Large covered back patio

THE SCIENCE OF CONSTRUCTION

- One In Energy certified homes
- High efficiency vinyl, double paned, Low-E glass windows
- 14 SEER air conditioning system
- 93% efficient gas furnace
- Engineered foundation with piered footings
- Five-year termite treatment

- 50-gallon rapid recovery hot water heater
- Pex plumbing system
- R-38 blown in Owens Corning ceiling insulation
- R-15 blown in Owens Corning wall insulation
- Hardie board fiber cement weatherboard siding with 30-year limited warranty
- Moisture management green board zip system
- Attic storage decking with a wide, heavy duty, access ladder
- Aerobic septic system

STYLISH EXCELLENCE

- Hand textured walls
- Rocker panel style light switches
- Carpeted staircase
- Handcrafted woodwork
- Painted wood window sills
- 5 ¼ "base molding
- Trim upgrade allowance (3 beams) per plan
- White painted paneled doors (several style choices)
- Designer cabinet knobs & pulls throughout home
- Custom stained or painted cabinetry
- Light fixture allowance 1% of base price
- Custom electrical allowance 1.5% of base price
- Custom window design
- Arched openings
- Art niches per plan
- Egg Shell Paint throughout interior of home

THE COMFORTS OF HOME

- Wood/Wood Tile in entry, kitchen, breakfast room, family, formal dining room, and study
- Tile in baths and utility
- Carpet in bedrooms and closets

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- Stone fireplace to ceiling with hearth and mantle
- 42" Heatilator Fireplace insert
- Utility room and WC room storage cabinets
- Custom closet design

TECH SAVVY

- Five high-speed category 5e phone outlets
- Security system with one keypad with window alerts
- Five RG-6 quad shield cable outlets
- Smart Panel Distribution box
- Smoke detectors in each bedroom and hallway
- Carbon monoxide detectors in hallways
- Floor plug
- 2 stereo prewire locations, 1 surround prewire location

LUXURIOUS BATHS

- 3cm granite or Level 1 3cm Quartz counter tops with under mount sink
- Frameless Glass Master Shower
- Designer tiled showers
- Freestanding Jetta tub in Master bathroom
- Jetta tub in secondary bathroom
- Framed mirror above vanities
- Moen Designer faucets with 8" spread
- Maple or Knotty Alder wood cabinetry
- Under mount sinks

FOR THE CHEF IN THE FAMILY

- 3cm Granite and Level 1 3cm Quartz kitchen counter tops
- Ceramic tile backsplash
- Bosch 36in five burner gas cooktop
- Bosch stainless steel double oven
- Sharp microwave drawer oven
- Custom wood vent hood-vented outside

- Moen kitchen faucet
- Flat or raised panel maple or knotty alder cabinets with crown molding
- Kitchen cabinets to ceiling with upper cabinet glass
- Under-mount stainless steel sink
- Bosch stainless steel dishwasher
- Garbage disposal
- Spacious pantries with choice of glass door or solid door with spice rack

FOR THE FUTURE

- 1-year Builders Warranty with 30 day and 11-month Check-Ins
- 2-year Mechanical Warranty
- 5-year Appliance Warranty
- 10-year PWC Structural Warranty