



**McCALEB
HOMES**

LOVE WHERE YOU LIVE.

Estate Collection Designer Features - The Falls

Base Prices do not include upgrades. Contact a sales representative for proposal pricing.

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
- 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 w/ Windows
- Dirt work/decorative interlocking concrete retaining walls as needed
- 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
- 16 SEER air conditioning system
- 96% efficient gas furnace
- Engineered foot and stem foundation with piered footings

- Navien Tankless 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
- Attic storage decking with a wide, heavy duty, access ladder

STYLISH EXCELLENCE

- Hand textured walls
- Rocker panel style light switches
- Carpeted staircase
- Handcrafted woodwork
- Painted wood window sills
- 5 1/4" base molding
- Trim upgrade Allowance \$3,600 (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: 1.5% of base price
- Custom Electrical Allowance: 1.5% of base price
- Custom window designs
- Arched doorways
- Art niches per plan
- Egg Shell Paint throughout interior of home

THE COMFORTS OF HOME

- Site Finished Wood in entry, kitchen, breakfast room, family, formal dining, and study per plan
- Tile in baths and utility
- Carpet in bedrooms and closets
- Stone fireplace up to ceiling with hearth and mantle
- 42" Heatilator Fireplace insert
- Utility room and WC storage cabinets
- Custom closet designs
- Soft close cabinet doors throughout homes
- Soft close drawers in the kitchen
- Mud bench per plan

TECH SAVVY

- Five high-speed category 5e phone outlets
- Security System with one keypad with window alerts

- iComfort M30 Universal Smart Programmable Thermostat
- Five RG-6 quad shield cable outlets
- Smart Panel Distribution box
- 2 stereo prewire locations, 1 surround prewire location
- Smoke detectors in each bedroom and hallway
- Carbon Monoxide detectors in hallways

LUXURIOUS BATHS

- 3cm Granite or 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 mirrors 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 or 3cm Quartz counter tops with under-mount sink
- 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

FOR THE FUTURE

- 1 year Builders Warranty with 30-60 Day and 11 Month Check-Ins
- 2 year Mechanical Warranty
- 5 year Termite Treatment
- 5 year Appliance Warranty
- 10 year Structural Warranty