

## FEATURES

### EXTERIOR CHARACTER

- **Garage coach lights & Patio Lights (per elevation)**
- **Architectural Shingles**
- **2 Freeze Resistant hose Bibs**
- **Royal® Woodgrain Texture Vinyl Siding with UV-Protection**
- **Housewrap and flashing**
- **Landscape Package to include 2 trees, shrubs, and fully sodded yard**

### INTERIOR QUALITY CONSTRUCTION & DESIGN DETAILS

- **Shaw® Carpet w/8lb pad**
- **Luxury Vinyl Plank at Entry, Dining, Laundry, Owners Entry, Family Room**
- **Sherwin Williams paint**
- **KWIKSET® Black Hardware. Exterior locks feature Smartkey® technology**
- **Progress® Designer lighting package- Black**
- **Knockdown textured ceilings & Orange peel textured walls**
- **2 1/4" Casing with 3 1/2" base**
- **8' Basement and 9' Main level**
- **Data/Coax in Family Room & Master Bedroom**
- **Data jack in Secondary beds**
- **Wire Shelving in all closets and Pantry**
- **Electric Fireplace w/Box Mantel**

### GOURMET KITCHENS

- **Moen® single handle Black pull out faucet**
- **Durable 3cm Granite or Quartz Counters**
- **Samsung® stainless steel Range, Microwave, Dishwasher, French Door Fridge**
- **42" Aristocraft® Cabinets with Crown Moulding available in several stain and optional paint colors. (Optional soft close doors/drawers and hardware)**
- **Subway tile Backsplash**
- **1 USB outlet**

### ELEGANT MASTER & SECONDARY BATH FEATURES

- **36" Tall Vanity cabinets**
- **MOEN® Black faucets**
- **Elongated toilets**
- **Progress® Designer Light Fixtures**
- **Luxury Vinyl Plank Floors**
- **Durable 3cm Granite or Quartz Counters w/ 4" backsplash**

### SUPERIOR CONSTRUCTION FEATURES

- **Boise Cascade Engineered I-joists**
- **PEX Plumbing system**
- **2x4 Exterior wall construction**
- **7' tall Insulated Garage Doors**
- **Garage walls finished with heavy orange peel texture**
- **Garage door opener**
- **Form-a-Drain drain tile system**
- **Passive Radon vent**
- **1-2-10 Warranty through Quality Builders Warranty Company - Backed by Liberty Mutual Insurance**

### ENERGY EFFICIENCY

#### FEATURES

- **96% efficient HVAC system**
- **Dual pane low E Argon fill glass on all windows**
- **R-49 blow ceiling insulation**
- **R-15 Wall insulation**
- **Sealed HVAC ducts**
- **Programable Thermostat**

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