



INCLUDED FEATURES

May vary per plan

EXTERIORS

- Insulated wood Low E windows with limited lifetime warranty
- Exterior materials and details determined per plan
- Aluminum pre-finished seamless gutters per elevation
- Professional landscape package
- Cedar shake roof shingles per plan

HIGH PERFORMANCE SYSTEMS

- Sealed building envelope
- Sealed ductwork
- Fresh air intake
- 80% AFUE gas furnace-per plan
- 14-SEER high efficiency cooling
- Blower door test
- Duct blast test
- Foam and seal package
- R-30 blown-in attic insulation per plan
- R-13 exterior wall fiberglass batt insulation
- 50-gallon gas or electric water heater
- Pest Ban tube system and baiting stations

PLUMBING

- Delta 8" spread faucets in polished chrome at Master and Powder Room
- Delta 4" spread in polished chrome at Secondary Bath(s)
- Kohler Simplice pullout faucet in polished chrome at Kitchen
- 1/8-gauge stainless steel undermount sink at Kitchen
- Drop-in soaking tubs in Master Bath-per plan
- 5' porcelain/steel tubs in Secondary Baths

ELECTRICAL

- Automatic garage door opener(s)
- Lighting allowance-per plan
- (2) Lighting dimmers
- (2) Weatherproof exterior receptacles
- Ceiling fan wiring determined per plan
- Pre-wire for under cabinet lighting
- Structured wiring system run to central panel including: (1) TV at Great Room and all bedrooms, (1) home office outlet (data/phone/fax/cable TV), (1) home theatre outlet (cable TV/DSS)
- Complete security system pre-wire
- Decorative interior lighting allowance of \$3000 to be used with Masterpiece Lighting.

TRIM & STAIRS

- Hedgewood Custom Trim Package
- Full red oak treads main and secondary staircase
- Tapered round or square painted stair pickets-per plan
- Painted or stained handrails and newel posts-per plan
- 2-panel solid-core paint grade interior doors-per plan

INTERIORS

- Ceiling heights-10' main, 9' upper, 8' lower
- Polished chrome frameless shower enclosure in Master bath
- Mirror frames in baths match painted door casings
- Stained or painted Kitchen cabinetry
- Stained or painted Bath cabinetry
- Granite/marble Kitchen countertops with tile backsplash
- Granite/marble in all baths including Powder Room with white porcelain undermount sinks
- Choice of light or medium painted doors
- White base paints for interior walls (2), ceilings (1) and trim (1)
- Round or egg shaped knobs for interior door
- hardware-in all available finishes
- Appliance package includes:
 - 36" Stainless steel Euro Chef "Verona" gas range
 - 36" Stainless steel Chimney hood exhaust
 - Stainless steel Kitchen Aid dishwasher
 - Built-in microwave
 - Garbage disposal 3/4HP
- Tiled Master Bath floor, shower floor and shower walls with tiled shampoo niche
- Tiled Secondary Bath floors and tile tub surround
- Tiled Laundry Room floor-per plan
- 42" factory built wood burning fireplace with flush hearth-select plans only
- Vinyl wrapped continuous slide wire clothes rod and shelving

FLOORING

- Engineered floor system
- Stain resistant carpet w/6lb pad-bedrooms
- 3/4" site finished red oak hardwood flooring at main and up hall—nail down
- 1/2" site finished engineered red oak hardwood flooring at terrace hallway, as applicable—glue down

*Substitutions may occur subject to availability. This information is subject to change without notice and is subject to errors, omissions or withdrawals.

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