

STANDARD FEATURES

Standard Features



Construction & Design:

1. Designed by Award Winning Renowned Architect David Carothers
2. Pool Sized Executive Lot and the End of a Cul-Da-Sac
3. Main Floor Features 10', 12', and 20' High Ceilings
4. Second Floor / Loft Features 9' High Ceilings
5. Extended Basement Ceiling Height of 8'9" (except in areas with dropped beams/HVAC or Low Head Room)
6. Wide Spacious Hallways, and Archways
7. Large Carefully Planned Open Concept Floor Plan
8. Front Entry Courtyard
9. Covered Front Entry Portico
10. Oversized 3 car tandem garage (ideal for large vehicles or boats)
11. Large 465 sq. ft. Covered Patio (465 sq. ft.) to Rear Yard
12. 2 Cold Cellars in Basement (1 at Front & 1 Oversized at Rear)
13. Oversized Low-E Casement Windows, and Patio Doors (as per plan)
14. All Exterior Windows & Doors are Split Finish (Black Exterior, White Interior)
15. Direct Access from Garage to House & to Rear Yard.
16. 2x6 Exterior Construction
17. Engineered Roof Truss, and I-Joist Systems
18. Engineered 3/4" High Performance Tongue & Groove Sub Floor
19. All Sub-Floors Screwed and Glued to Floor Joists
20. All Masonry (Brick, Stone, & Precast) and Stucco Exterior
21. Custom Designed Address Marker
22. Poured Concrete Foundation Complete with Waterproofing Spray, and Foundation Wrap
23. Custom Front Entry Door
24. Oversized Custom Garage Doors Complete with Garage Door Openers
25. All Concrete Floors (including basement) to be Cross Cut
26. Garage Fully Drywalled Primed and Painted
27. Three Piece Basement Rough-In for Future Bathroom

28. All Ducts Professionally Cleaned and Sanitized Prior to Occupancy
29. Frameless Glass Shower Enclosures and Doors in all Showers
30. Architectural Series Roof Shingles with Limited Lifetime Manufactures Warranty

Kitchen, Bath & Built-Ins:

1. Upgraded Cabinetry in Kitchen, Walk-In Pantry and All Bathrooms
2. Quartz Ceaserstone Counter Tops Throughout (Kitchen, Walk-In Pantry, All Bathrooms, Make Up Desk, and Laundry Room)
3. Stacked Uppers to Ceiling in Kitchen
4. Wall to Wall Base Cabinets (in Kitchen) Complete with Garbage Pull Out, Pots and Pans Drawers, and Pull out Pantry
5. Oversized Custom Designed Kitchen Island with Farmhouse Sink
6. Walk-In Pantry in Kitchen Complete with Bar Sink & Beverage Station
7. Built-In Make Up Desk in Master Bedroom Dressing Room
8. Built-In Closet Organizers in Master Bedroom Walk-In Closet
9. Built-In Bench with Storage in Main Floor Mud Room
10. Fully Outfitted Laundry Room Complete with Uppers, Lower, and Built-Ins.
11. Under Cabinet Valance Lighting in Kitchen
12. High End Appliances (Range, Fridge, Beverage Fridge, Dishwasher, Washer, Dryer, & Microwave)

Electrical, Plumbing & HVAC:

1. 200 Amp Electrical Service/Panel
2. Over 100 Pot Lights (Total) Throughout Main Floor, 2nd Floor and Exterior
3. Provision for Future Electric Car Charging Station in Garage
4. Under Cabinet Valance Lighting in Kitchen
5. Exterior Front Walk-Way Lights (Court Yard)
6. Exterior Soffit Plug for Holiday Lights
7. Professionally Selected Upgraded Light Fixtures Throughout Including Exterior (as per plan)
8. Exterior Hanging Coach Light at Front Entry Covered Portico
9. Exterior Ceiling Fan in Covered Rear Patio
10. Coach Lights Installed at Garage (2)
11. Electric Garage Door Openers (2) Included
12. Built-In Speakers (Great Room)
13. Smart Home Integration & Security System with Front and Rear Exterior Cameras
14. Cable Connections Installed to "Home Run" Panel in Basement
15. Rough in For Dishwasher (plumbing and electrical)
16. Whole Home Water Filtration System
17. Water Service Upgraded to Accommodate Future In-Ground Sprinkler System
18. Three Exterior Frost Free Hose Bibs (Garage, Rear and Side yard)
19. Professionally Selected Upgraded Plumbing Fixtures
20. Freestanding Soaker Tubs in all Bathrooms (except Powder Room)
21. Spa Inspired Master Ensuite

22. Undermount Bathroom Vanity Sinks (all bathrooms)
23. Undermount Bar Sink in Kitchen Pantry
24. Oversized Farmhouse Sink in Kitchen Island
25. Undermount Laundry Sink in Laundry Room
26. Drain Water Heat Recovery Pipe (as per plan)
27. All Pex Water Lines
28. High Efficiency Forced Air Furnace Complete with HRV System
29. Central Air Conditioning
30. High Efficiency Hot Water Tank
31. Natural Gas Fireplace in Great Room
32. Natural Gas Fireplace in Master Bedroom
33. Natural Gas Outdoor Fireplace in Rear Covered Patio
34. Natural Gas Line to Exterior Covered Patio For BBQ
35. Natural Gas Line for Stove in Kitchen

Hardwood, Stairs & Tiles:

1. Engineered Hardwood Flooring Throughout Including Kitchen (Excludes Bathrooms, Mud Room, & Laundry Room)
2. Upgraded Floor Tiles (12x24, 13x13, or 12x36) in all Bathrooms, Laundry Room, and Mud Room
3. Upgraded Wall Tiles in all Showers complete with Tiled Shower Floor
4. Tiled Feature Walls as per plan and Approved Finishing Schedule
5. Tiled Kitchen Backsplash Including Walk-In Pantry, Behind Fridge, and Stove Location

6. All Oak Stairs from Main to 2nd Floor and From Main Floor to Basement
7. Oak Nosings Installed to all Interior Railings
8. Oak Hand Rails Installed on all Interior Railings
9. Stair Cases Feature Wrought Iron Spindles and Square Oak Posts (as per plan)

Other Finishes & Features

1. Upgraded Stately Interior Trim Package (Baseboards, Door & Window Casings)
2. 8' Tall Interior Doors
3. Pocket Doors Installed as per plan
4. French Doors Installed as per plan
5. Boxed and/or Coffered Ceilings as per plan.
6. Detailed Trim Work and Accent Trim as per Approved Finishing Schedule
7. Trimmed Archways, Half Walls, Barrel Arches as per plan
8. Fully Drywalled and Painted Garage
9. Epoxy Finish on Garage Floors
10. Complete Central Vacuum System (Terminating in Garage)

Warranty:

1. Complete Taron New Home Warranty
2. Appliances Complete with Manufactures Warranty
3. Roof Shingles Come with Limited Life Time Manufactures Warranty

Specifications, features and offerings are subject to change without notice. E. & O. E.

