



## Interior

- Lennox Merit Gas Fireplace with Tile Surround & Painted Mantle with Pilasters
- Stairs with Oak Hand Railing with Painted Spindles (Per Plan)
- 9 ft. First Floor Ceiling (Per Plan)
- 6 Panel Masonite Doors with Satin Nickel Lever Handles
- Andersen Sliding Glass Door (Grills Extra Before Ordering) as Per Plan
- Sherwin Williams ProMar 400 Paint with Semi Gloss Trim in Dover White
- Laminate Vinyl Plank in Foyer and Dining Area
- 5¼" Baseboard on First & Second Floors (Per Plan)
- Slide Wire Shelving in all Bedroom Closets
- Wall-to-Wall Carpet with 8 lb. Pad (Choice of any two standard colors)
- Traditional Lighting Package from our Seagull Lighting Showroom
- Professional Interior Design Service in our 4K SF Design Center
- Mannington Vinyl Flooring in Laundry Room
- Tray Ceiling, Crown Moulding & Chair Rail in Dining Room

## Kitchen

- KraftMaid Maple or Oak Raised Panel Cabinets (Standard Layout)
- Granite Kitchen Countertops
- Laminate Vinyl Plank Flooring
- Double Bowl Stainless Steel Sink
- Kohler Coralais Pull Out Faucet - White or Chrome
- Stainless Steel GE Appliances (Range, DW, Micro)
- Garbage Disposal - ½ HP Continuous Feed
- Water Line for Future Refrigerator
- Professional Cabinetry Design Service in Our Design Center

## Bath

- KraftMaid Oak Raised Panel Vanities - (Master Layout)
- KraftMaid Oak Raised Panel Vanities - (Main Bath)
- Ceramic Tile Floors in All Baths
- Fiberglass One Piece Shower or Tub Units in Full Baths
- 5' Soaking Tub in Master Bath (Per Plan)
- Chrome Shower Door in Master Bath with Clear Glass
- Kohler Wellworth Pedestal Sink in Half Bath
- Kohler Coralais Faucet in all baths
- Kohler Wellworth Toilets in all baths
- Mirrors Over All Bathroom Sinks
- Cultured Marble with One Piece Vanity Top in all baths

## Construction

- Full Basement Under Living Area
- Poured Concrete Foundation (7'10" from Footing) with Steel Reinforced Rods
- Poured Concrete Floor with Expansion Joint in Garage & Basement
- Truss Joist Silent Engineered Floor System
- 2" x 6" Exterior Walls with House Wrap & R-21 Insulation
- ¾" Tongue & Groove OSB Sub-floor, Screwed & Glued
- R-38 Insulated Ceilings
- Basement Walls Insulated with R-11 Blanket Wrap
- Two Basement Windows with Screens
- Interior and Exterior Footing Drains
- Sump Pump or Gravity System (Per Lot)
- Painted Stairwell to Basement
- Energy Efficient - Saving 30% on Energy Bills

## Exterior

- Andersen™ Silverline™ Low E Glass Windows
  - Double Hung Tilt Wash with Screens
  - Insulated Glass with FineLite Grills between Glass

- Wood Windows with Vinyl Clad Exterior
- White Factory Interior Finish
- 30 Year Warranty CertainTeed Architectural Roof Shingles
  - Charcoal Blend
  - Ridge Vent
- One Overhead Garage Door (opener not included)
- Maintenance Free Exterior Includes:
  - Mastic Vinyl Siding
  - Aluminum Soffits
  - Raised Panel Shutters on Front (Per Plan)
- Satin Nickel Lever Handle on Front Door with Dead Bolt & Satin Nickel Kick Plate
- Therma-Tru™ Smooth Star Fiberglass Six Panel Exterior Door with Sidelights (Per Plan)
- Landscape Package\*
  - Lawn Seeded Front, Side and 25' in Rear\*
  - Concrete Walkway
  - Tree & Shrub Package
- Exterior Lighting and Post Lamp included in lighting package from Seagull Lighting
- Basecoat Black Top Driveway to Street - 2 Car Widths\*

## Mechanical Systems

- Lennox Gas Forced Hot Air Furnace, 95% Energy Efficient Direct Vent with a Programmable Thermostat
- Amana Central Air Conditioning - 13 SEER
- 50 Gallon High Energy Efficient Hot Water Heater-Direct Vent
- 200 Amp Electrical Service
- Home Security System
- Two CAT5 Phone Jacks
- Two RG6 Cable TV Jacks
- Smoke Detectors in Bedrooms & One in each Floor Hallway
- Carbon Monoxide Detector
- Two Outside Electrical GFI Outlets
- Two Outside Hose Bibs
- Town Water & Sewer
- Underground Utilities