

stylish included FEATURES AND FINISHES

Exterior Features

- Lot fully graded and sodded
- Quality brick as per drawing
- Aluminum soffit, fascia and eaves through
- Asphalt shingles
- Insulated exterior entry doors
- Insulated vinyl windows
- Insulated sectional steel garage door
- Asphalt driveways
- Sliding patio doors

Heating System

- High efficiency gas furnace
- Central air conditioning
- Programmable thermostat
- Heat recovery ventilation system
- Rental tankless water heater

Flooring

- Luxury vinyl plank throughout and on all three levels and stairs

Cabinets

- Quality kitchen cabinets and vanities
- Quartz countertops in kitchen and bathrooms with undermount sinks
- Kitchen Island with breakfast bar

Electrical

- 100-amp service panel with breakers
- Smoke alarm and carbon monoxide detectors as per code
- Pot lights in pre-determined locations
- Pre-selected lighting fixtures from builders' package
- Smart home electrical devices provided in pre-selected locations
- Additional smart home upgrade packages available for purchase

Plumbing

- Acrylic tubs and/or showers with acrylic walls as per drawings
- Stainless-steel undermount kitchen sink

- Upper Laundry facilities as per drawings
- Shut off valve for all toilet water supply lines.
- Pre-selected plumbing fixtures from builders package

Other Features

- Convenient powder rooms on 1st floor and 2nd floor
- 1st floor and 2nd floor ceiling height approximately 9 feet
- 3rd floor ceilings approximately 8 feet
- Stairs with half walls
- California style ceilings throughout finished living areas
- Standard trim package
- Walls in finished areas to be primed and painted with a maximum of 2 coats of paint

The vendor reserves the right to substitute any materials and/or modification necessitated by Construction techniques, building codes or availability of materials. No alterations and/or deletions to the specifications shall be made by the purchaser.