

# LUXURY FEATURES

## COMMUNITY

- Park-like setting, professionally designed and landscaped grounds
- Belgian block curbed streets and concrete sidewalks
- Lighted, tree-lined streets
- Public water and sewer
- Natural gas
- Underground utilities
- Location convenient to public transportation and major highways

## EXTERIOR

- Woodsman Select designer coordinated solid color vinyl siding
- Masonry steps with covered entry on select models
- Low maintenance, architecturally detailed exteriors
- 25-year GAF warranted roof shingles with ice and water shield
- Seamless aluminum gutters and leaders
- (2) Outside weather resistant electrical outlet in the front and back of house
- Frost free hose bibs (2)
- Insulated raised panel entry door with weather stripping and adjustable oak threshold
- Low maintenance, raised panel, insulated steel garage doors with windows
- Concrete pathway to front door
- Sodded front up to 5,000 sq. ft., seeded side and rear yard
- Deluxe shrub and landscape package
- Covered front porch areas with maintenance free decking on select models
- Optional brick and stone accents offered on select models

## INTERIOR

- Spacious floor plans from 2,900 to 4,500 base sq. ft. with 4 and 5 bedrooms and 2½ to 3½ bathrooms
- First floor flex area and home centers (in select models)
- Nine-foot ceilings on first floor
- Progress designer light fixtures throughout
- Elegant staircase with stained oak treads and painted risers, solid oak railing and painted balusters
- 3¼" #1 common hardwood flooring in the dining room, family room, flex room, and den with choice of stain colors
- Linen and entry foyer closets
- Plush carpeting second floor bedrooms
- Spacious walk-in closet in master suite
- Abundant closet space with ventilated vinyl coated wire shelving, including laundry room
- Second floor laundry rooms with washer/dryer connections with laundry tubs in select models
- Masonite interior door choice selections with chrome or satin hardware throughout
- 3½" case molding around interior windows and doors on first and second floor
- 5" base molding on first and second floor
- 3 phone and 3 cable jacks
- Door chime for front entry door
- Spacious 2-car front entry garage
- Rough wire for 3 intercom stations
- 5" crown molding in dining Room
- (6) 6" Recessed lights in dining room with chandelier box
- Fluorescent lighting in kitchen and laundry rooms

## KITCHEN

- Quality maple finely crafted furniture style cabinets with 42" upper cabinets
- Center island with 12" countertop overhang (in select models)
- Granite countertops
- Breakfast nooks (in select models)
- High luster undermount stainless steel sinks with Moen kitchen faucets
- Stainless steel kitchen appliances include GE self-clean oven ranges, GE microwaves with direct vent to outside, GE dishwashers including heavy and delay wash systems
- 18 x 18 tile flooring in the foyer, first floor hallway, kitchen and breakfast areas

## FULL BATHS

- Cultured marble vanity with integral molded sinks
- Master bathrooms with oversized showers, 72" soaking tubs, and ceramic tile walls
- Luxury 5' shower with 12" seat, shower head and body sprays
- Elongated American Standard toilets
- Secondary bathrooms with ceramic flooring, tub with tile surround to ceiling
- Double lever faucets
- Moen anti-scalding posi-temp shower and tub faucets
- Mirror walls above vanities
- Pedestal sink for powder room areas
- Exhaust fans
- Cast iron drainage drops for 2nd floor bathrooms to control sound

## ENERGY EFFICIENCY

- 2 x 6 Exterior walls
- Unfinished attic space for storage
- 2 Zone central air conditioning and natural gas forced air heating
- 13 SEER high efficiency condensers
- Energy Star light fixtures
- Maintenance-free vinyl thermal single-hung insulated Low-E glass windows with screens and window grills
- 200 AMP electrical service
- High quality fiberglass insulation R19 in wall insulation, R38 in ceiling insulation with baffles at eaves
- Energy saving 75 gallon hot water heater with 5-year warranty
- Separate air returns in all bedrooms
- Climate control day/night automatic setback clock thermostat
- Ridge vent and vinyl soffit to maximize roof ventilation
- Caulk and/or expandable foam installed at all exterior penetrations to minimize air filtration
- R19 insulation in basement ceiling

## QUALITY CONSTRUCTION/WARRANTY

- 9' high poured concrete basement walls
- Superior basement waterproofing with 10-year warranty
- CPVC water lines
- Centrally wired smoke and carbon monoxide detectors with battery backup
- Ground fault interrupt (GFI) safety outlets in kitchen and baths
- Ten-year homeowner warranty

## BUYER OPTIONS

- Structural additions • Grand room • Junior suite • Rough plumbing in basement • Finished attic areas to provide additional bedrooms or loft
- Extended breakfast areas • Volume ceilings or 9' ceilings second floor • Flooring • Kitchen • Side entry garages on select home sites
- Basement daylight windows and window wells • Exterior entry into basement with stairs • Low voltage wiring • Electrical wiring • Finished basements