



STANDARD FEATURES

Elegant Interiors

- Hardwood floors in the first floor except bedrooms in *Colebrook* and *Cornwall*
- Smooth/flat ceilings on 1st floor
- Wall to wall carpeting in all bedrooms and upstairs hall and staircase
- No-wax vinyl floors in laundry
- Six panel molded doors with painted wood trim
- All closets with wire shelving
- All interior finished house walls and trim painted off white
- Prewiring for 2 telephone outlets and 2 cable television outlets
- Hook-ups for washer and dryer
- Decorator lighting package
- Electric smoke detectors with battery backup
- Carbon monoxide detector
- Gas fireplace with tile hearth and surround (except *Monroe* and *Cornwall*)
- Interior window sills and aprons
- Rails and spindles to foyer stairs (except *Monroe* and *Cornwall*)

Spacious Kitchens

- Choice of Glenwood, Chadwood, or Warmwood cabinets
- Crown molding over upper cabinets in kitchen
- Granite kitchen counters (Type A choices) with backsplash
- Gourmet stainless steel undermount kitchen sink
- Pull out kitchen sink faucet
- Waterline for future ice maker
- Choice of electric or gas range hook-up
- Recirculating microwave hood hook-up and installation
- Built-in dishwasher hook-up and installation
- Garbage disposal hook-up and installation
- \$2,500 appliance allowance

Distinctive Baths

- Vanities in full baths to match kitchen cabinetry
- Mirror above vanities
- Elongated porcelain toilets in white
- 2 cm granite vanity tops with white undermount bowl
- White pedestal sink in powder room
- Fiberglass bathtubs/showers in white
- Luxurious soaking tub and separate oversized shower in master bath in *Senator*
- Double sinks in master bath except *Monroe*
- Full baths with exhaust fan/lights and exhaust fan in powder room
- Tile floors in full baths

Stylish Exteriors

- Black 30 year asphalt architectural roof shingles
- Vinyl clapboard siding with wide white cornerboards on the front elevation
- Prefinished white steel carriage style garage doors with decorative hardware
- 2 exterior electrical outlets
- 2 exterior water faucets
- Seamless aluminum white gutters and downspouts
- Paved driveway
- Landscaped lawn in front yard and side yards and 25 feet in rear
- Shrubs in front of house
- Vinyl shutters or wide window trim for most windows on front of house
- Most windows other than basement windows are prefinished white vinyl Low E Argon filled insulated glass windows with grilles between the glass
- Operable windows are single hung, sliding and casements
- Screens on operable windows
- Insulated exterior swinging doors
- Prefinished white vinyl sliding glass patio door with grills and screen
- Decorative stone pavers front steps to driveway
- Skirtboard on front of house
- Hatchway access to the basement, if needed

Secure Structural Components

- Poured concrete foundation with full basement
- Poured concrete basement floors
- OSB sheathing on roof and exterior walls
- Sub-floors – 3/4” OSB tongue and groove, glued, nailed and screwed
- Pre-engineered wood truss roofs in most roof areas
- 2 x 6 wood framing 24” on center on most exterior house walls
- 2 x 4 wood framing 16” on center on most interior house walls
- Sheetrocked walls in interior finished house
- Finished exterior wall insulation 5 1/2” fiberglass batts (R-19)
- Attic insulation is 12” fiberglass (R-38)
- Sloped ceilings are 9” fiberglass (R-30)
- 200 amp electrical service
- City water and city sewer
- Natural gas fired 40 gallon hot water heater
- Natural gas fired high efficiency furnace providing hot air heat with 2 zones
- Central air conditioning with 13 SEER condenser
- Underground wiring for electricity, telephone and cable television