

STANDARD FEATURES



Elegant Interiors

- Hardwood floors in the foyer and for *Senator* only in the powder room in the Traditional and in mudroom in Karnas
- Wall to wall carpeting in all finished areas except kitchen, baths, foyer, mudroom and laundry
- 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
- Fireplace with tile hearth and surround (except *Reynaud*)
- Interior window sills and aprons

Spacious Kitchens

- Choice of oak or maple frame cabinets
- Granite kitchen counters (Type A) with backsplash, except *Reynaud* which has laminate
- Single bowl above mount stainless steel kitchen sink
- 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
- No-wax vinyl floors in a number of decorative patterns
- \$1,000 appliance allowance

Distinctive Baths

- Vanities in full baths to match kitchen cabinetry
- Mirror above vanities
- Porcelain toilets in white
- Cultured marble vanity tops with built-in sink in a number of colors
- White pedestal sink in powder room
- Fiberglass bathtubs/showers in white
- Luxurious soaking tub and separate oversized shower with seating in master bath in *Senator*, *Richmond*, and *Heublein*
- 2 separate vanities with sinks in master bath (except *Reynaud*)
- No-wax vinyl floors in a number of decorative patterns

Stylish Exteriors

- Asphalt architectural roof shingles
- Vinyl clapboard siding with white cornerboards
- 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 up to 900 square feet
- Landscaped lawn in front yard and side yards and 25 feet in rear
- Eight 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
- Most windows are single hung windows
- Screens on operable windows
- Insulated exterior swinging doors
- Prefinished white vinyl sliding glass patio door with grills and screen

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