



# INCLUDED FEATURES

## THE COURTYARD SERIES

### EXTERIOR FEATURES

- ZIP System® Sheathing, tape and weather barrier and added insulation
- Certainteed, 30 year dimensional shingles
- Fiberglass front door and garage service door
- Jeld-Wen single hung vinyl windows, Low E glass
- 5" pre-finished, seamless gutters
- 12" Gable Overhangs
- Aluminum Soffit & Fascia
- Exterior Hose Bib and Weather Protected Electrical Outlets (2)
- 2 Car wide private driveway
- White Aluminum Fencing on front porch (*per elevation*)
- Coach Lights at all Exterior Doors
- Recessed Lighting on Front Porch per plan on specific model types
- Front porches with beaded ceilings and decorative trim (*per plan*)
- 16" on center wall studs
- James Hardie ColorPlus pre-painted siding, board & batten, and trim

### GARAGE FEATURES

- Drywall and painted garage interior
- Hose bib inside garage
- Wayne Dalton, #9100 Series, steel insulated, Sonoma style, pre-finished garage door
- 1 electrical outlet each wall
- Genie garage door opener and keypad included

### IMPRESSIVE INTERIORS

- 9' ceiling heights with textured finish, 8' ceiling heights in 2nd floor bonus suites
- 10' tray ceilings in the kitchen, dining room, living room & owner's suite (*varies with bonus suite addition*)
- Sherwin Williams paint package with flat finish walls & semi gloss finish on trim
- Recessed lighting in the kitchen
- Thomas lighting fixtures
- Decorative wall niche with recessed light (*per plan*)
- Raised panel, smooth finish interior doors
- Schlage, Dexter Lasalle lever door hardware in Brushed Nickel
- Front door peephole
- Ventilated vinyl coated white shelving in closets, linen and pantry
- Laundry tub rough-in located in laundry room
- Phone, cable, overhead light and fan prewire in all bedrooms, living room and den
- R-13 Kraft faced fiberglass insulations in the walls
- R-38 blown-in fiberglass insulation in the ceiling
- Programmable thermostats
- 100% LED light bulbs





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## THE COURTYARD SERIES

### KITCHEN FEATURES

- Masco, Quality square panel cabinetry in various finishes
- Stainless Steel double-bowl kitchen sink
- Garbage Disposal
- Single handle pull-out faucet with built in sprayer in brushed nickel by Delta
- Oversized kitchen island with large overhang for seating
- GE Appliances

### FLOORING FEATURES

- Daltile or Emser Tile ceramic in the entry foyer
- Shaw carpeting

### BATHROOM FEATURES

- Masco, Quality square panel cabinetry in various finishes
- Delta, Brushed Nickel finish plumbing fixtures in all baths
- Cultured marble countertops with integrated sinks
- Double sink vanity in owner's bath
- Bathroom accessories in Brushed Nickel
- 50 gallon electric water heater

### HVAC

- 93% gas furnace with digital programmable thermostat
- HVAC equipment located on the first floor for convenience and improved efficiency
- 13 SEER air conditioner

### LANDSCAPE PACKAGE

- Professionally designed landscape package with sodded lawn
- Private courtyard with concrete patio, and mulched planting beds all enclosed by fencing at the front and rear

### PEACE OF MIND

- Pre-construction & pre-settlement meeting with your project manager
- Quality Mark Inspection done on all homes prior to settlement
- GFI protected receptacles per building code
- Smoke & carbon monoxide detectors per code
- Comprehensive Air Infiltration Package sealing up the entire exterior walls of the home

### SMART HOME FEATURES

- USB outlets in kitchen island and owner's suite (one in each location)
- Smart switch for garage and front door coach lights allowing control via phone app
- Smart HUB Platform by Guardian Technology to allow for technology integration on phone app
- Smart programmable thermostat controllable via phone app
- Ability to meet with Guardian Technology and Protection to add other features and security system

Prices, specifications, included features and available options are subject to change at any time without notice.

See Sales Consultant for current information. Features may vary based on plan, elevation and options selected.

