



# INCLUDED FEATURES

## THE COURTYARD SERIES

### EXTERIOR FEATURES

- Cultured Stone in custom finish
- ZIP System® Sheathing, tape and weather barrier and added insulation
- 30 year dimensional shingles
- Fiberglass front door and garage service door
- 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 concrete driveway
- Black 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 cedarmill ceilings and decorative trim (*per plan*)
- 16" on center wall studs
- LP Smartside 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
- 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 insulation in the walls
- R-49 insulation in the ceiling (ranch homes)
- R-49 , R-38, R-30 insulation in the ceiling (bonus suite home)
- Programmable thermostats
- 100% LED light bulbs





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## THE COURTYARD SERIES

### KITCHEN FEATURES

- Masco, Woodstar square panel cabinetry in various finishes
- Stainless Steel double-bowl kitchen sink
- Garbage Disposal
- Single handle pull-out faucet with built in sprayer in arctic stainless by Delta
- Oversized kitchen island with large overhang for seating
- GE Appliances
- Level 1 granite countertops

### FLOORING FEATURES

- Daltile or Emser ceramic in the entry foyer, bathrooms, laundry
- Shaw carpeting
- Level 1 engineered hardwood or laminate plank in kitchen, dining room and living room

### BATHROOM FEATURES

- Masco, Woodstar square panel cabinetry in various finishes
- Raised height vanities
- Delta plumbing fixtures in Stainless
- Level 1 granite countertops with under mount sinks
- Double sink vanity in owner's bath
- Delta bathroom accessories in Stainless
- 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 programmable thermostat controllable via phone app
- Smart HUB Platform by Guardian Technology to allow for technology integration on 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.

\* Only receive Smart HUB Platform if buyer meets with Guardian (No obligation to purchase).

