

# INCLUDED FEATURES

## THE COURTYARD SERIES

### EXTERIOR FINISHES

- Cultured Stone In Custom Finish
- Zip System® Sheathing, Tape And Weather Barrier And Added Insulation On The Back
- Certainteed 30 Year Dimensional Shingles In Heather Blend
- Fiberglass Front Door
- Single Hung Vinyl Windows, Low E Glass
- 5" Pre-Finished, Seamless Gutters
- 12" Gable Overhangs
- Fiber Cement Soffit And Aluminum Fascia
- Exterior Hose Bib (1) & Weather Protected Electrical Outlets (2)
- 2 Car Wide Private Concrete Driveway
- Black Aluminum Railing On Front Porch (Plan & Elevation Specific)
- Coach Lights At All Exterior Doors
- Recessed Lighting On Front Porch Per Plan On Specific Model Types
- Front Porches With Smooth Ceilings And Decorative Trim (Per Plan)
- 16" On Center Wall Studs
- Lp'S Smartside Siding And Trim

### GARAGE FEATURES

- Drywall And Painted Garage Interior
- Hose Bib Inside Garage
- Wayne Dalton, 9100 Sonoma Series Steel Raised Panel Insulated Prefinished Garage Door
- 1 Electrical Outlet On Each Wall
- Genie Garage Door Opener With Keypad & 2 Remotes

### IMPRESSIVE INTERIORS

- 9' Ceiling Heights With Smooth Finish, 8' Ceiling Heights In 2Nd Floor Bonus Suites
- 10' Tray Ceilings In The Kitchen, Dinette, Family Room & Owner's Suite (Varies With Bonus Suite Addition)
- Sherwin Williams Paint Package With Flat Finish Walls & Semi Gloss Finish On Trim
- Deluxe Trim Package With One-Piece Crown Upgraded Baseboards, Windows Casing And Sills
- Recessed Lighting In The Kitchen
- Thomas Lighting Fixtures In Brushed Nickel Finish
- Decorative Wall Niche With Recessed Light (Per Plan)
- Raised Panel, Smooth Finish Interior Doors
- Schlage, Dexter Lasalle Lever Door Hardware In Brushed Nickel
- Wood Shelving In Owner's Suite Closet And Pantry (Per Plan)
- Ventilated Vinyl Coated White Shelving In Secondary & Linen Closets
- Laundry Sink Rough-In Located In Laundry Room
- Phone, Cable, 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
- 100% LED Light Bulbs

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### KITCHEN FEATURES

- Granite Countertops
- GE Stainless Steel Smooth Top Range, GE Stainless Dishwasher, GE Stainless Microwave Hood, GE Stainless 25 Cu. Ft. Side By Side Refrigerator
- 30" / 36" Staggered Cabinets With Crown Molding And Nickel Handles
- Quality Brand Flat Panel Cabinetry in Various Finishes
- Stainless Steel Double-Bowl Kitchen Sink
- Garbage Disposal
- Delta Single Handle Faucet With Built In Sprayer
- Oversized Kitchen Island With Large Overhang For Seating (Per Plan)

### FLOORING FEATURES

- Level 1 3" Mohawk Hardwood In Kitchen, Dining Room, & Living Room
- Daltile Or Emser Ceramic In The Entry Foyer
- Daltile Or Emser Ceramic Tile In The Owner's Bath & Secondary Bath
- Shaw Carpeting In Bedroom, Closets, Den And Room Additions
- Mohawk Level 1 Vinyl Flooring In Laundry Room

### BATHROOM FEATURES

- Quality Brand Flat Panel Cabinetry in Various Finishes
- Delta Stainless Plumbing Fixtures In All Baths
- Cultured Marble Counter Tops With Integrated Sinks
- Double Sink Vanity In Owner's Bath
- Raised Height Bathroom Vanities In Owner's Bath & Secondary Baths
- Elongated Comfort Height Toilets In Owner's Bath & Secondary Bath
- Delta Bathroom Accessories In Stainless
- 50 Gallon Electric Water Heater (In Garage)

### HVAC

- 93% Gas Furnace With Digital Programmable Thermostat
- Hvac Equipment Located In The Attic
- Lennox 14 Seer Air Conditioner
- Smart Programmable Thermostat Controllable Via Phone App

### LANDSCAPE PACKAGE

- Professionally Designed Landscape Package With Sodded Lawn
- Private Courtyard With Concrete Patio, Planting Beds With Pine Needles All Enclosed By Fencing At The Front And Rear\* (Side Courtyards Only)

### PEACE OF MIND

- Pre-Construction & Pre-Settlement Meeting With Your Project Manager
- Quality Mark Inspection Done On All Homes Prior To Settlement
- Certified Termite Treatment
- 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 (To Be Installed By Guardian After Closing)
- Smart Programmable Thermostat Controllable Via Phone App
- Ability To Meet With Guardian Technology And Protection To Add Other Features And Security System

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