

Community standard features

R-13 batt insulation in exterior walls

R-30 batt insulation in vaulted ceilings and under floored attic areas

R-30 blown insulation in attic

Insulated garage doors with operators

High Speed fiber optic communications available through Western Carolina.

True James Hardie brand siding, shakes and trim boards, not imitation Hardie from other manufacturers.

30 Year GAF architectural shingles with GAF starter and ridge vent- "**ROOFS for TROOPS**" program.

Signature house wrap on all exterior walls to reduce wind and air infiltration

All exterior walls caulked at the exterior wall and stud

Comfort View maintenance free low E double pane single hung (tilting) windows with limited warranty and screens

Convection cooled attics with vented soffit and roof ridge venting

Copper wiring (except main line)

Ceiling fans standard in master suite and great room. All rooms wired for separate fan/light controls.

All electric utilities

Separate high efficiency heat pumps for each floor with digital thermostat.

EXTERIOR HOME FEATURES

Designer exterior doors and window packages; coordinating with soffit trim, shingles and paint/stone

Designer selected exterior lighting

Craftsman inspired exterior elevations with true JAMES HARDIE SIDING- no gimmicks

Stone selected through Coronado or Pro-line samples

True 3 car garages with open space between large and small bays- 2 garage doors with motors included

Boral Brick exterior bricks availability

Insulated carriage style garage door with operators and exterior door hardware- optional windows

Low maintenance vinyl soffits and shutters

2 hose bibs with anti-siphon/vacuum breaker valves

Fully landscaped yards with sprinklers, foundation planting in the front

Rear covered porches with maintenance free aluminum columns and vinyl ceilings (optional)

Sentricon termite bait system with re-treat and repair warranty

INTERIOR FEATURES-

9' ceilings with smooth sheetrock finish on main level

5" handscraped hardwood flooring in selective areas- including foyers- per option sheet

Mohawk or Shaw carpet with pad and limited manufacturer warranty

Interior trim package includes- 2 piece crown molding with 3" reveal in great room, foyer, powder room, kitchen, breakfast room and formal living room or office on main floor

Custom Williamsburg chair rail and backband in foyer, dining room and breakfast rooms (level 1 or 2)

Coffered ceilings in formal dining rooms

Electric fireplaces with semi-custom mantel with tile or stone surround in great room

Designer selected Oil rubbed bronze or brushed nickel lighting and plumbing fixtures

Stylish front entry door hardware to match interior finishes.

Sherwin Williams wall paint on all walls including 1 coat of primer and 1 coat of finish paint

Ceilings painted with Sherwin Williams white paint to provide distinction from walls

Sherwin Williams high gloss white trim paint to give trim luxurious look and feel.

All phone/internet jacks wired with cable jacks for maximum digital home experience

All electrical wiring to code including tamper resistant receptacles.

KITCHEN

Custom locally made cabinets (Optional)

Granite countertops

Marble backsplashes

Stainless Steel appliances

Gourmet kitchen option with double ovens, cooktop and upgraded dishwasher (Optional)

Kitchen Island per plan

Designer inspired cabinetry hardware to match kitchen plumbing and lighting fixtures

Recess lighting in kitchen to provide optimal workspace lighting

Crown molding in kitchen and breakfast room.

OWNERS SUITE

Relaxing garden tub or optional jetted whirlpool with ceramic tile surround to match flooring and shower

Oil rubbed bronze or brushed nickel decorator plumbing and lighting fixtures to match the entire home

Tiled shower- per plan, with European inspired frameless shower door.

Separate toilet room with light and exhaust fan vented to exterior soffit

Crown molding in the bedroom with Trey ceiling- per plan