

CLASSIC EXTERIORS

- Mahogany and leaded-glass front door from builder's selections
- Long-lasting, aluminum 16 ft. garage door with opener
- Classic siding elevations **brick where applicable*

ELEGANT INTERIORS

- Classic interior trim detailing, including crown moldings, column trims, and panel doors
- Wood floors in the living, dining areas and stairs
- Durable, stain-resistant carpet over ½" pad
- Ceiling fans in the family room, master, breakfast, and game room per plan
- Remote controlled gas log fireplace **where applicable*
- Sherwin Williams low VOC paint
- Spacious walk-in closets
- Nickel fixtures and hardware
- Decorative Wrought iron balusters, oak handrail and oak newels
- Game room built-in bookshelves per plan

MODERN, WELL-EQUIPPED KITCHEN

- Granite or Quartz counter-tops with decorative ceramic tile backsplash
- Stainless steel under mount sink with Moen pullout faucet and with push button disposal
- Bosch stainless steel appliances, including burner slide in range with self-cleaning oven, microwave, and Energy Star rated dishwasher
- Designer ceramic tile floors and decorative subway tile backsplashes
- Custom cabinets in either maple or alder, 42" uppers

LUXURIOUS BATHS

- Luxurious tub and separate shower in master bath or oversized luxurious shower in master (per plan)
- Granite or Quartz vanities with under mount sinks
- Designer tile floors, tub, and shower surrounds
- Moen fixtures in nickel finish (wide spread in Master and powder bath)
- Tile shower pans
- Semi frameless glass shower enclosures in Master

CONSTRUCTION OF ENDURING QUALITY

- HardieCemplanksiding products with 25 year warranty
- Professionally engineered foundations
- 30 year shingles

ENERGY-EFFICIENCY

- Energy-preserving insulation in walls and ceilings, with exterior Dow ½" R-3 sheathing
- 7/16" Radiant Barrier roof decking
- Goodman-Amana 14 SEER air conditioning and natural gas furnace with 10 yr manufacturer's warranty
- Continuous soffits vents
- Sill seal between sill plate and slab
- Double pane, Low E Glass vinyl windows
- Energy-efficient gas water heater
- Programmable thermostat
- Green Built Gulf Coast Certified with 3rd party Energy Performance Verification

TECHNOLOGY

- Security system with key pad, motion detector and all first floors windows wired
- 6 pair Cat 5 and RG-6 connections
- Pre-wired for surround sound in the family room

LANDSCAPE

- Generous planting package with metal edging
- Full gutters on the home
- 6' or higher cedar fence
- Drainage System
- Wrought iron gate/fence per plan

** Sandcastle Homes reserves the right to make additions, deletions and other changes to the features listed herein, and to substitute products and materials of similar quality to maintain acceptable standards and conform to any required building codes. Features may vary from home to home.*

Dated 9/11/2018

