

MKM Superior Homes, LLC

Feature sheet for 26287 Whispering Pines.

Exterior features and Upgrades that are included:

- Sherwin Williams exterior and interior colors
- ACME clay brick
- Austin chopped white stone
- James Hardie siding and trim
- Composition architectural dimensional 35-year shingles
- 2 oversized Kichler coach lights
- Rain gutters installed on the front of the home only
- Full front and back sprinkler system with rain guard sensor
- Full sod front and back yard up to wood line
- Custom stone landscape surround in front yard
- Two hose bibs located around home
- White vinyl double paned energy efficient tilt sash windows – tilt sash is for easy cleaning
- 2-10 home warranty is included

Interior Features and Upgrades that are included:

- Larger 3 1/2" baseboard with matching 2 1/2" door trim
- Raised arched grooved panel doors
- Two tone paint with white ceilings
- Custom stomp style texture on ceilings
- All bedrooms and baths have privacy locks
- Custom shelves and closet storage layout in oversized master closet
- Upgraded cabinet hardware
- Cable outlets installed in all bedrooms and one in the Family room
- Combo smoke and carbon monoxide detectors
- Childproof electrical outlets
- Arc-Fault outlets
- Ceiling fans located in the Family room, Master bedroom, Bedroom #2, Bedroom #3
- Kichler designer series light package
- Kichler vanity light fixtures
- Kichler ceiling mount fixtures
- **Kitchen Features:**
 - Shaker style cabinets
 - Cabinet colors will be one of the following (White or Espresso)
 - Standard 30" Wood upper cabinets
 - Concealed hinges
 - All wood cabinets throughout (No particleboard inside or out)
 - Custom dovetail constructed drawers

- Adjustable shelves for upper and lower cabinets
- Oversized kitchen island
- Corner pantry with wrap around storage shelves
- Level 1 granite with a straight edge profile
- Under mounted stainless steel deep sink
- Tiled subway tile backsplash
- Moen Camerist faucet with sprayer
- Water line for refrigerator
- Upgraded Stainless steel appliance package with a 3-year warranty included
 - Stainless steel Micro hood above range vented to the outside of home
 - 30" stainless steel range
 - Upgraded stainless steel dishwasher
- **Bathroom features:**
 - Bachelor height Wood base cabinets
 - Level 1 granite with white oval shaped under mount sinks
 - Double sink vanity in master bath
 - Moen Eva centerset faucets and tub/shower fixtures
 - Towel bars and paper holders
 - Custom tiled shower with custom corner shelves
 - Elongated toilets in master and hall bath
 - 8 to 9 ft. ceilings throughout home
 - LED lights located above master shower and hall bath shower
- **Flooring:**
 - Luxury vinyl wood plank flooring throughout

Construction features included:

- Vinyl framed, Low E2 double pane, high performance windows with easy tilt sash for cleaning
- Sill seal between slab and exterior plates to act as a gasket
- Tech shield radiant roof barrier decking for a cooler attic
- Programmable thermostat
- Jump ducts in all bedrooms to help balance hot and cold areas in home
- R-19 in all exterior walls
- R-22 paperless batt insulation on all sloped ceiling areas
- R-38 insulation in all flat ceilings
- Hardie Backer board installed with an anti-fracture membrane used on all seams and nails in master shower, master tub area, and hall bath tub/shower combo
- Microwave is vented to the outside to improve indoor air quality
- Formaldehyde free fiberglass batt insulation
- PEX plumbing system

Construction features not included

Can be added to contract with a change order form

- Fence – wood, chain link, or wrought iron
- Full gutter system around house
- Enclosed garage – (must be added before foundation is installed)
- Pre-wire for alarm system – (must be installed before drywall)
- Other -

MKM Superior Home Representative

Date

Buyer

Date

Buyer

Date